HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: July 2014

Highlights

- Total housing starts in the Vancouver Census Metropolitan Area (CMA) trended lower in June;
- A decline in multiple-family starts in the Abbotsford-Mission CMA pushed the trend measure of total housing starts lower in June; and
- MLS® resales continued to grow during the first 6 months of 2014 in both the Greater Vancouver Real Estate Board (REBGV) area and the Fraser Valley Real Estate Board (FVREB) area.

Figure 1

* Seasonally adjusted annual rate
Source: CMHC

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

Table of Contents

1 Highlights
2 Vancouver CMA New Housing Market
2 Abbotsford-Mission CMA New Housing Market
2 Greater Vancouver MLS® Market
4 Fraser Valley MLS® Market
5 Maps
17 Housing Now Report Tables
57 Methodology

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Vancouver CMA New Housing Market

Total housing starts in the Vancouver Census Metropolitan Area (CMA) were trending at 18,413 units in June compared to 19,000 in May. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

The actual number of new homes started during the first half of 2014 totalled 9,105 units, up five per cent from 8,672 units in the same period a year ago (Figure 1).

The number of multi-family starts so far this year increased year-over-year by approximately five per cent to 7,107. The majority of these units were started in the cities of Burnaby, Richmond, Coquitlam, Surrey and Vancouver. In addition, 16 per cent of total starts and 15 per cent of completions were rental units. Rental starts have comprised at least 10 per cent of the total on a monthly basis in the past year, an increase from previous years (Figure 2). More than half of these rental starts have been in the cities of Vancouver, Surrey, Richmond and North Vancouver.

Meanwhile, at 1,998 units, single-detached housing starts were 6 per cent higher than they were in the first two quarters of last year. Completed and unabsorbed single-detached units decreased by 20 per cent to 1,085 as the number of absorbed units increased by 21 per cent to 1,975.

Abbotsford-Mission CMA New Housing Market

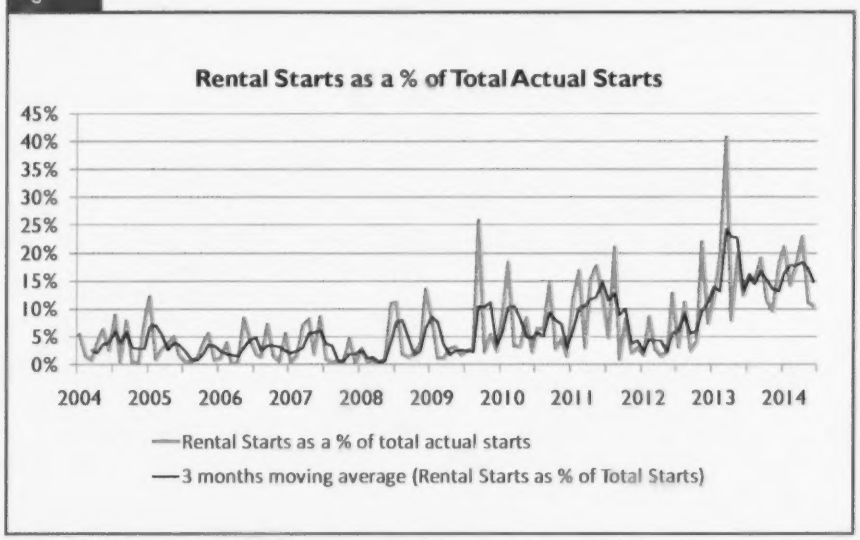
The six-month moving average trend for housing starts in the Abbotsford-Mission CMA was 521 units in June, down from 706 units in May. Single-detached starts, at 200 homes, were lower by only four units compared to the prior month. However, multiple-family starts were trending at 320, down from 502 units in the previous month.

The actual number of homes started in the Abbotsford-Mission CMA in June 2014 was 19, bringing the total for the first half of the year to 256 housing starts. At 160 units, multiple-family starts were almost half of what they were for the first half of 2013. On the other hand, single-detached starts totalled 96 units, 14 per cent higher than last year. Meanwhile, 77 per cent of the 626 units under construction and nearly two-thirds of the 291 units that were completed were multiple-family units.

Greater Vancouver MLS® Market[2]

In the areas covered by the Real Estate Board of Greater Vancouver (REBGV), there were 16,944 sales during the first half of the year, an increase of 22 per cent compared to the same period last year. This marked the first time in 12 years that sales continued to rise on a consecutively monthly basis from January to June. Low mortgage rates together with a decrease in the unemployment rate and strong migration levels have supported demand for housing. While the year-over-year growth appears significant, it is important to note that the first half of 2013 was a very weak point for the MLS® market. However, the total number of sales in the first half of 2014 remained seven per cent lower than the 10- year average level. More than 75 per cent of these sales happened in the cities of Vancouver, Richmond, Burnaby, North Vancouver, and Coquitlam. Compared to last year, demand has shifted from Vancouver

Figure 2



Source: CMHC

[2] MLS® is a registered certification mark of the Canadian Real Estate Association (CREA)

West, Burnaby and Coquitlam towards Vancouver East and Port Coquitlam.

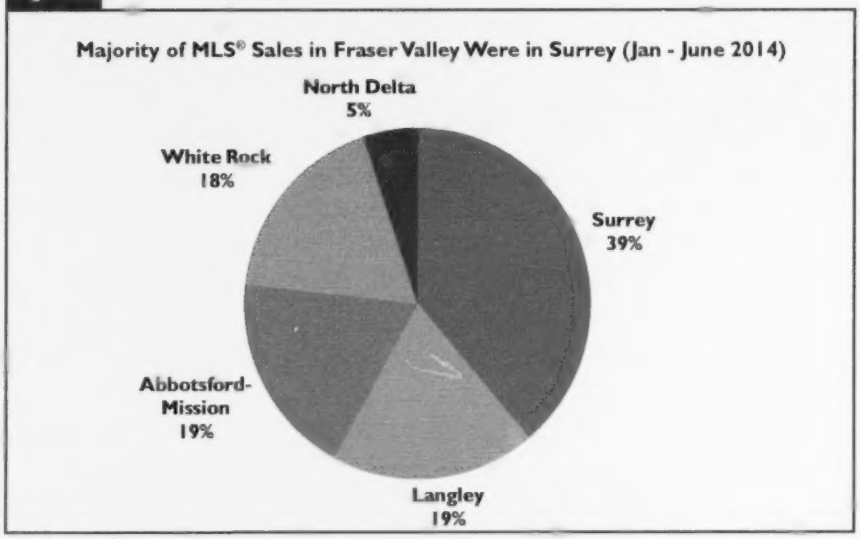
The aggregate average MLS® home price moved higher during the first half of 2014. Year-to-date sales of single detached housing accounted for 43 per cent of the total, compared to 41 per cent in 2013. In addition, year-to-date sales of single-detached homes with a price tag of more than $1.5 million increased by 10 per cent compared to last year. These are some of the reasons behind the increase in average MLS® price to $811,084, seven per cent higher than the average price during the same period in 2013.

Year-to-date, the number of active listings has decreased on a consecutive monthly basis and the average monthly level in June was 7 per cent lower than it was in 2013. However, home sellers are still listing their properties and the number of new listings in the first 6 months increased 5.5 per cent compared to last year. As a result of the increase in sales and a lower level of listings, market conditions in Greater Vancouver for most of this year were in balanced territory.

Fraser Valley MLS® Market

Building on the trend started in the second half of 2013, MLS® sales in the areas covered by the Fraser Valley Real Estate Board (FVREB) continued a positive growth trajectory, rising 19 per cent year-over-year to reach 7,508.[3] Surrey, with 39 per cent of all FVREB sales, had the highest share of sales compared to other Fraser Valley communities (Figure 3). Most of the demand year-to-date has been for ground-oriented housing, with single-detached house sales comprising 58 per cent of the total,

Figure 3



Source: MLS® Data

followed by townhouses with 24 per cent of sales. Compared to the first six months of 2013, there was an increase in sales of single-detached housing and townhouses by 17 per cent and 24 per cent, respectively. Apartment home sales also rose by seven per cent over the same period. As a result of this strong increase in demand, the average MLS® price during the first six months of 2014 was five per cent higher for single-detached houses and townhouses, and three per cent higher for apartments, compared to the same period last year.

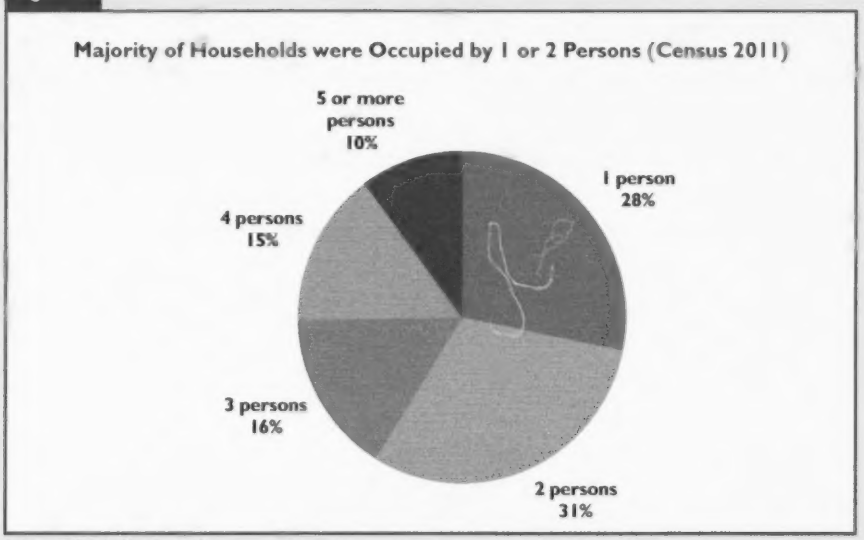
[3] Fraser Valley Real Estate Board covers markets in North Delta, Surrey, South Surrey / White Rock, Langley, Abbotsford, and Mission.

SPOTLIGHT: Household Growth and Housing Demand

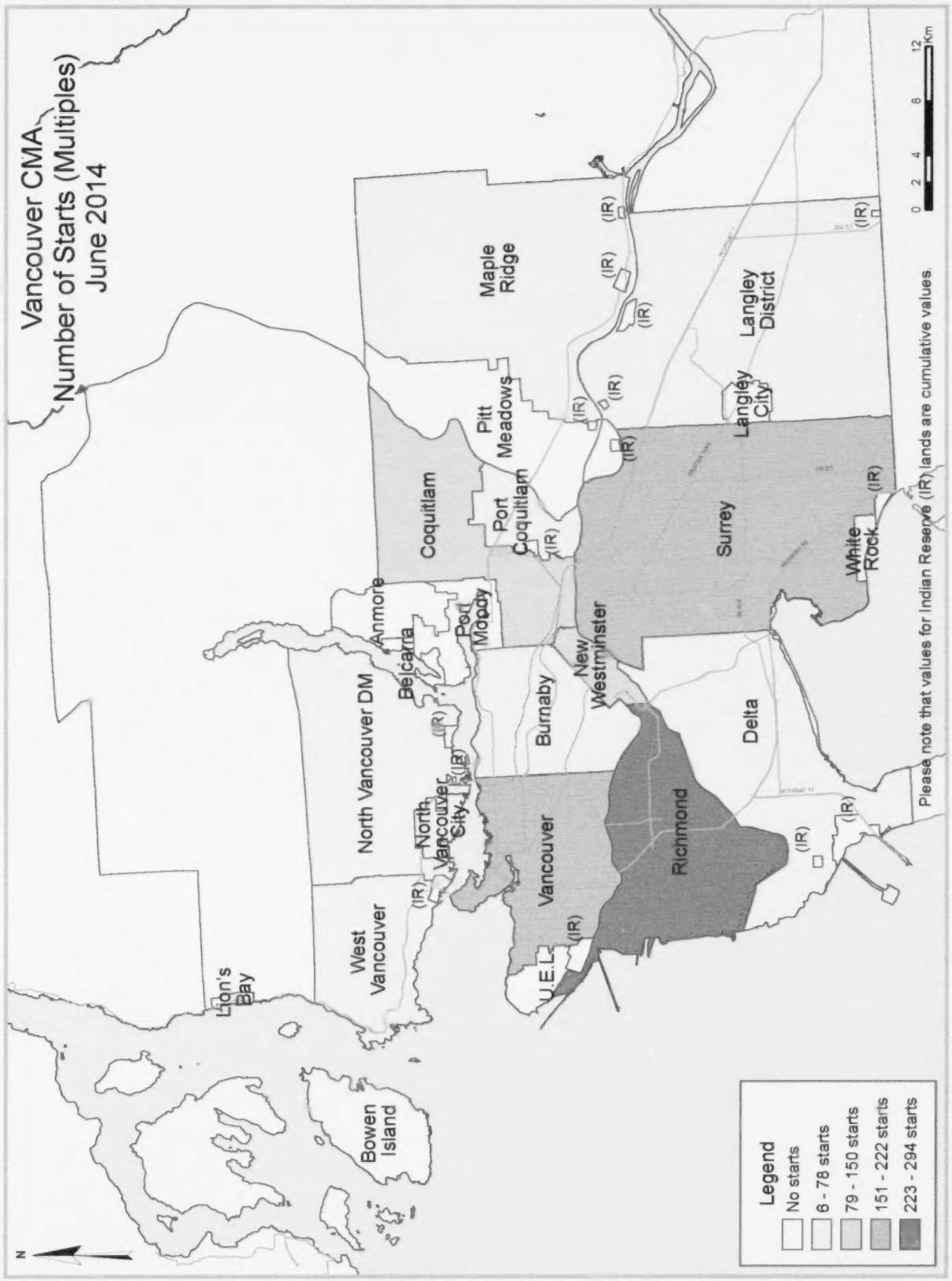
According to BC Stats, from 2004-2013 the number of households in the Vancouver CMA increased by an average of approximately 16,500 per year and is expected to grow by 17,500 per year for the next five years. The historical 10 year average pace of 17,650 starts per year is well-matched to accommodate the new households added each year.

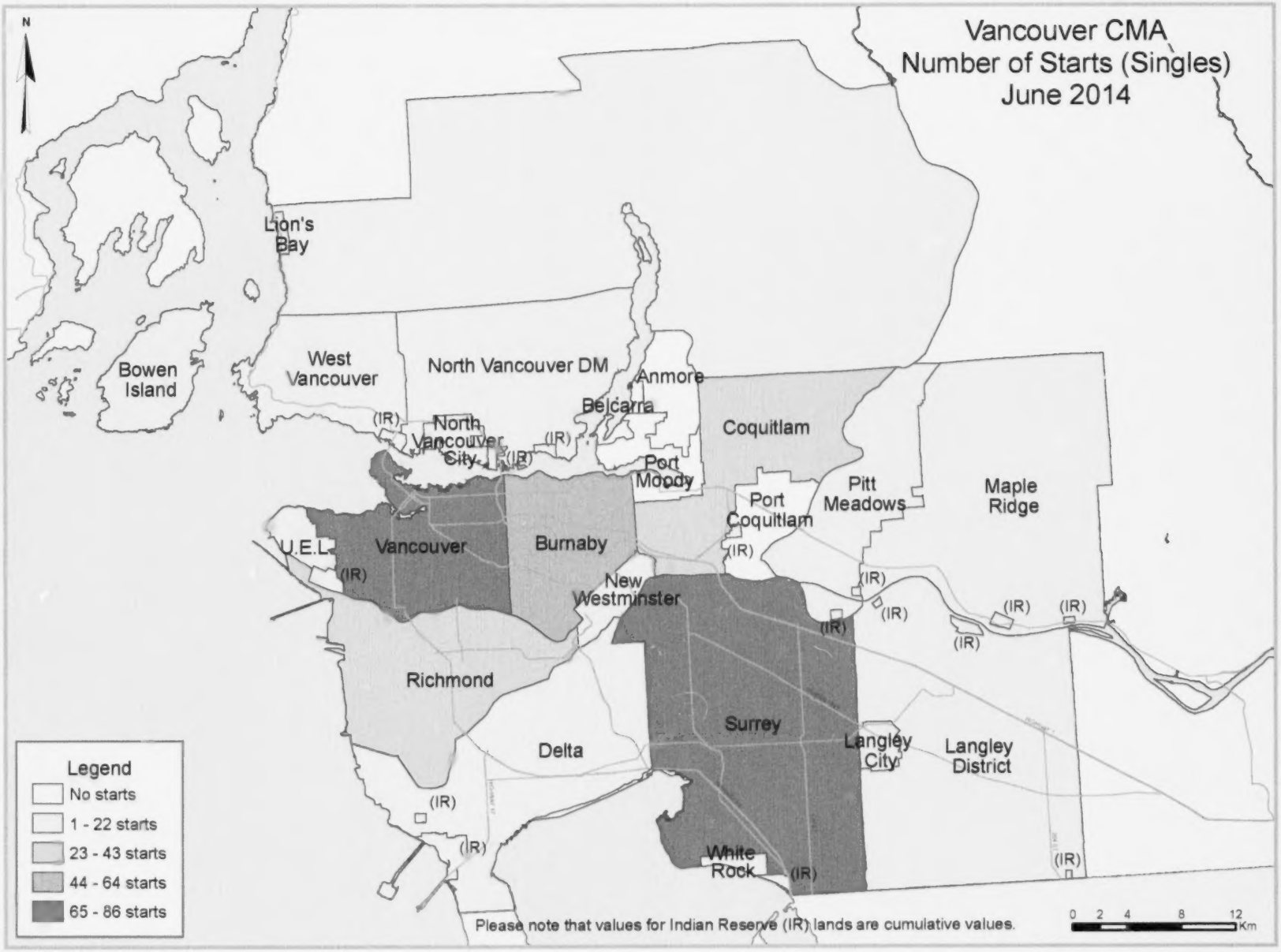
In 2011, Statistics Canada released census results which revealed that in the Vancouver CMA, close to 60 per cent of households were occupied by 1 or 2 people (Figure 4). It's interesting to note that 34 per cent of these households were renters and the rest were home owners. In addition, approximately 50 per cent of the occupied private dwellings were 0-2 bedrooms with the rest being 3+ bedrooms. In 2013, 64per cent of starts were condominiums, which are usually 0 to 2 bedroom units geared to meet housing demand in the future.

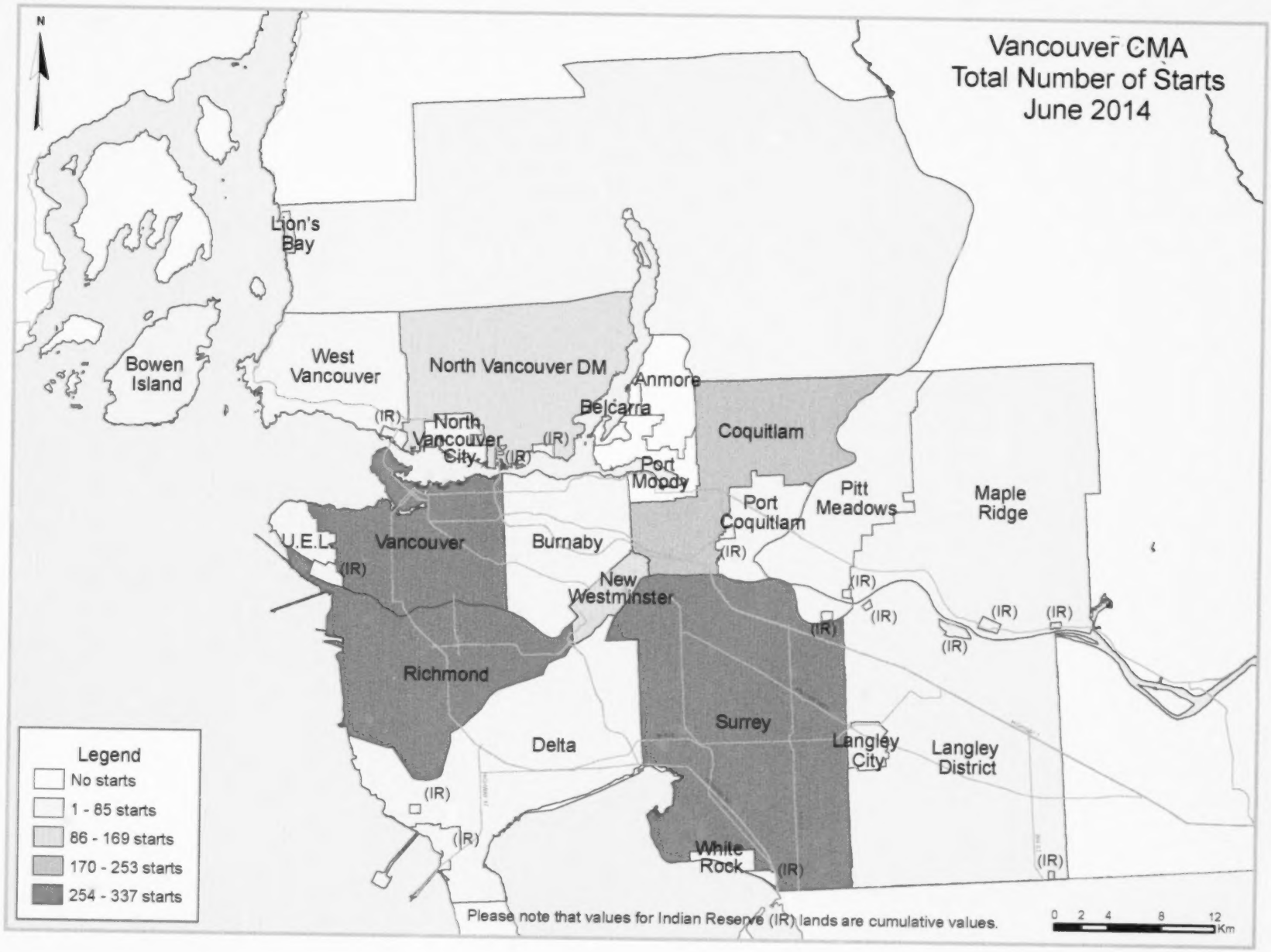
Figure 4

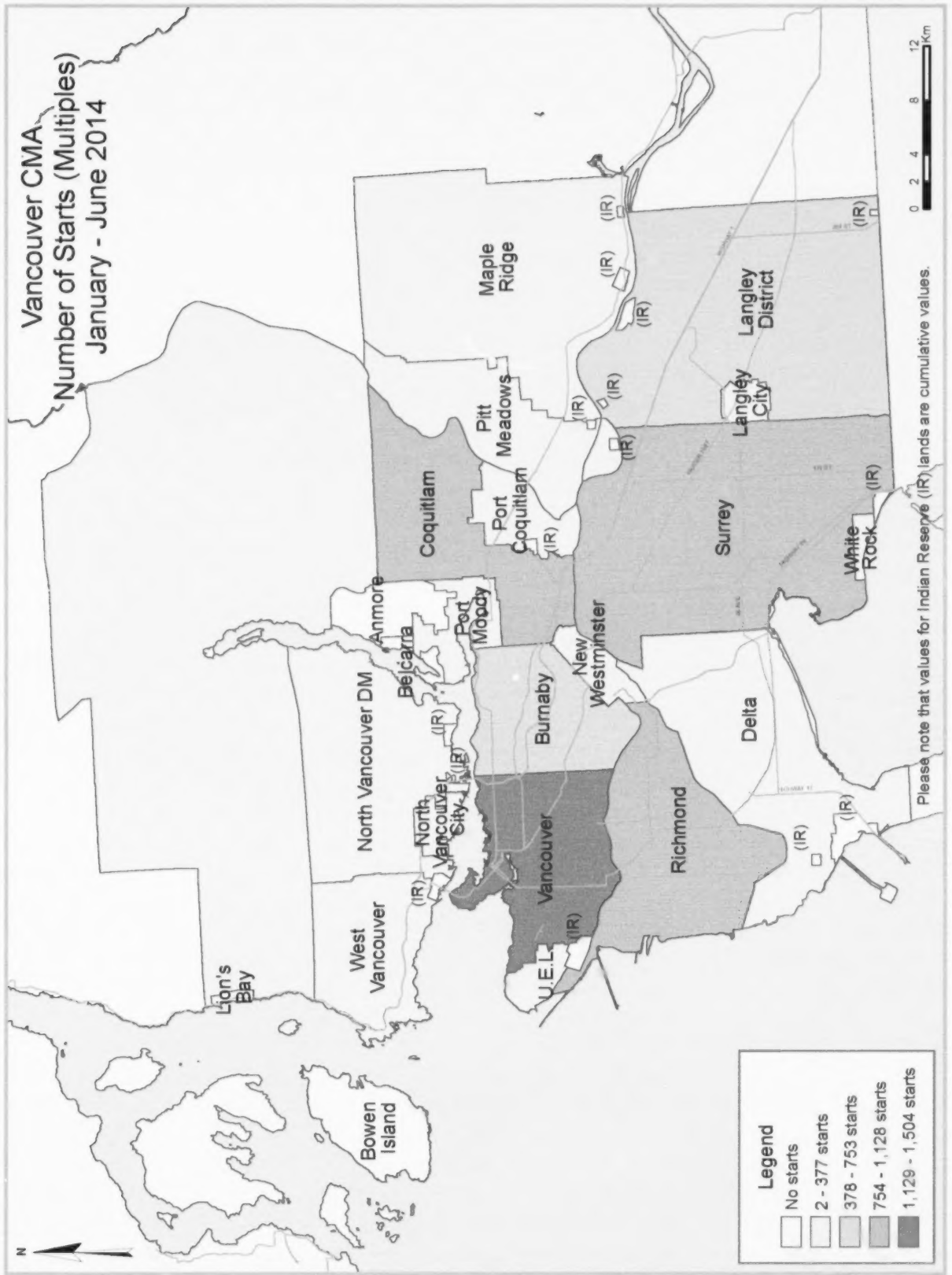

Majority of Households were Occupied by 1 or 2 Persons (Census 2011)
5 or more persons 10%
1 person 28%
4 persons 15%
3 persons 16%
2 persons 31%

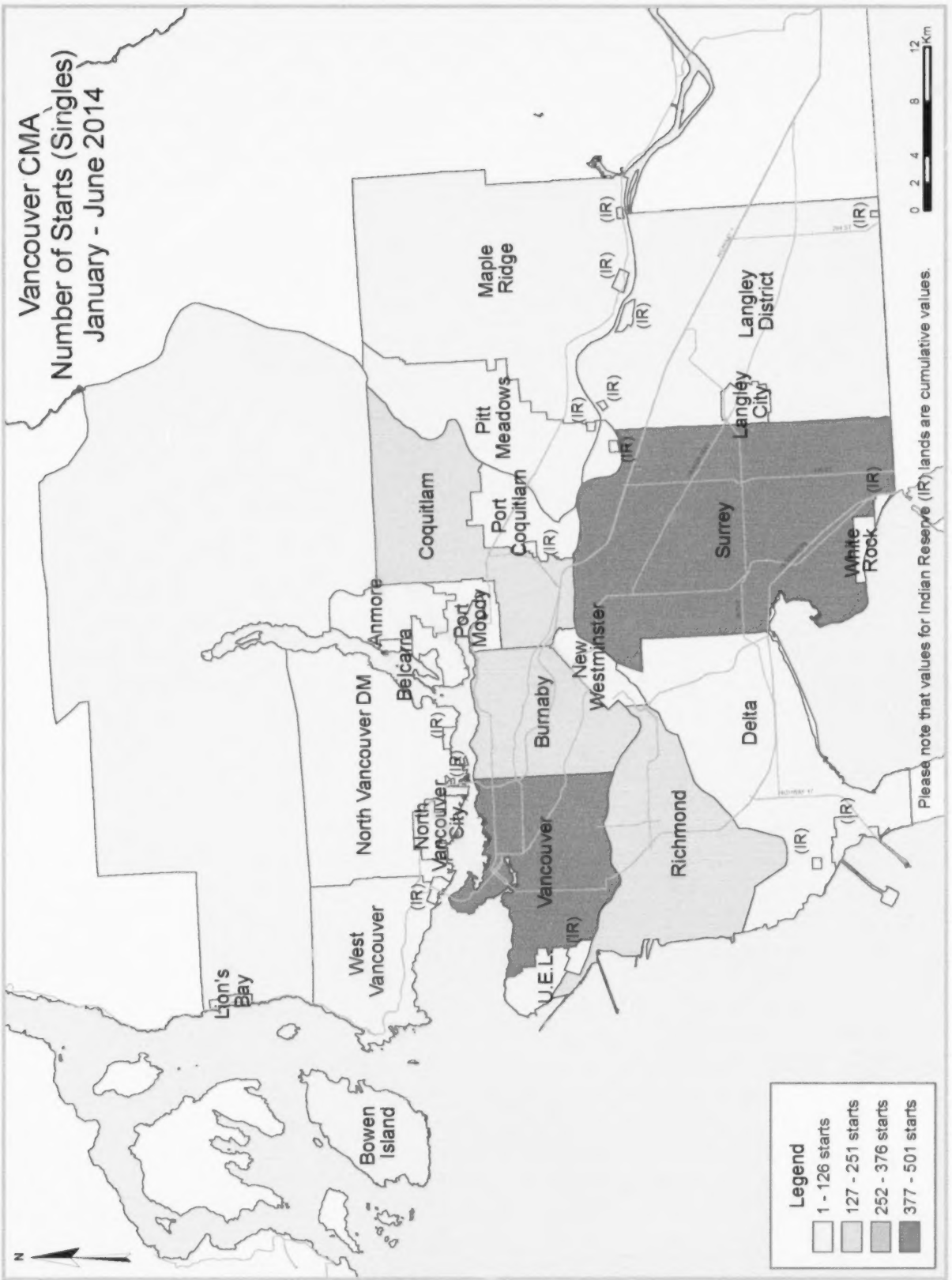
Source: Statistics Canada

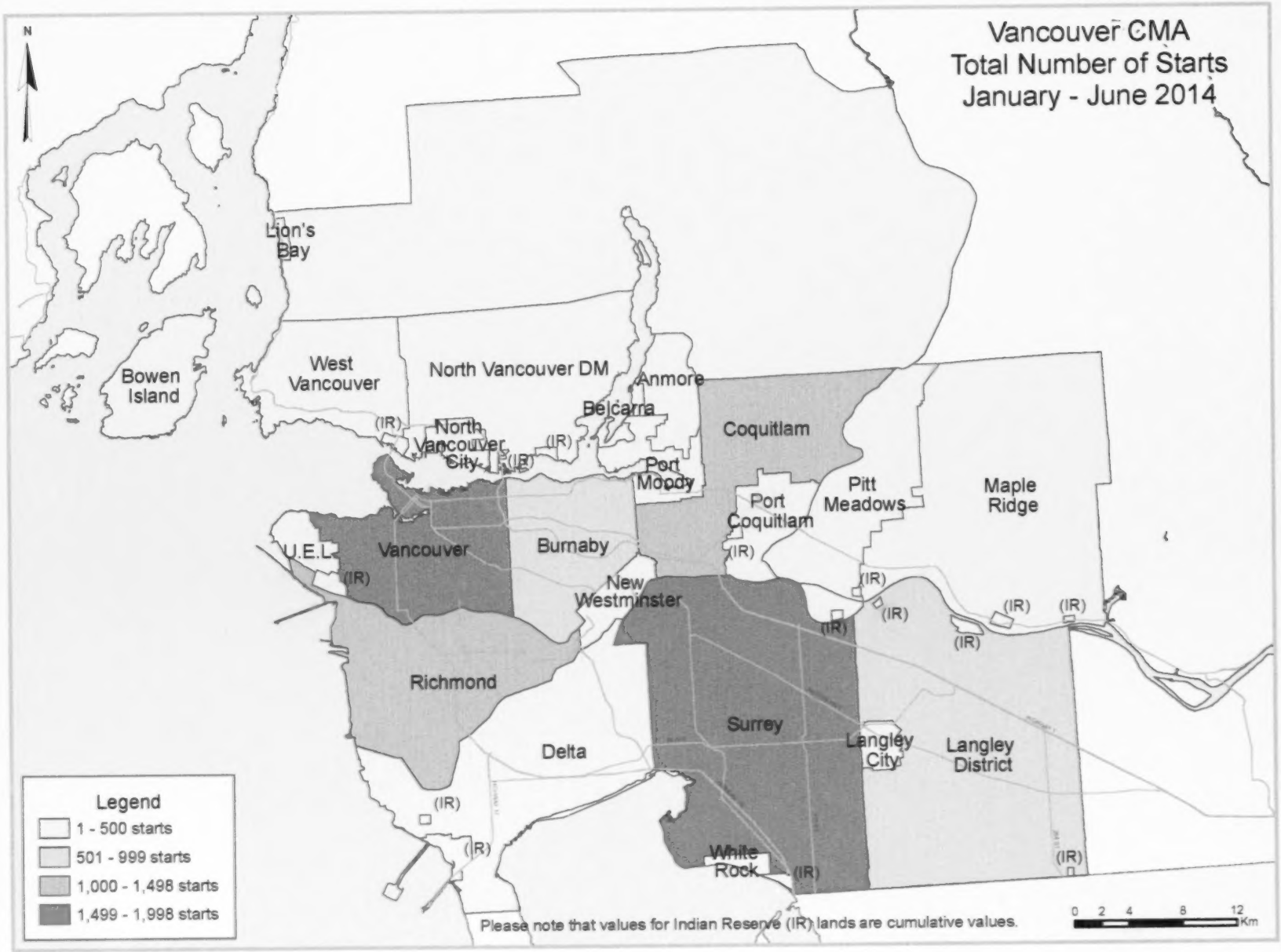

Vancouver CMA
Number of Starts (Multiples)
June 2014
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
Surrey
White Rock
Anmore
Belcarra
Port Moody
New Westminster
Burnaby
Delta
North Vancouver DM
North Vancouver City
North Vancouver
Vancouver
Richmond
West Vancouver
Lion's Bay
Bowen Island
U.E.L.
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
6 - 78 starts
79 - 150 starts
151 - 222 starts
223 - 294 starts
0 2 4 8 12 Km
N

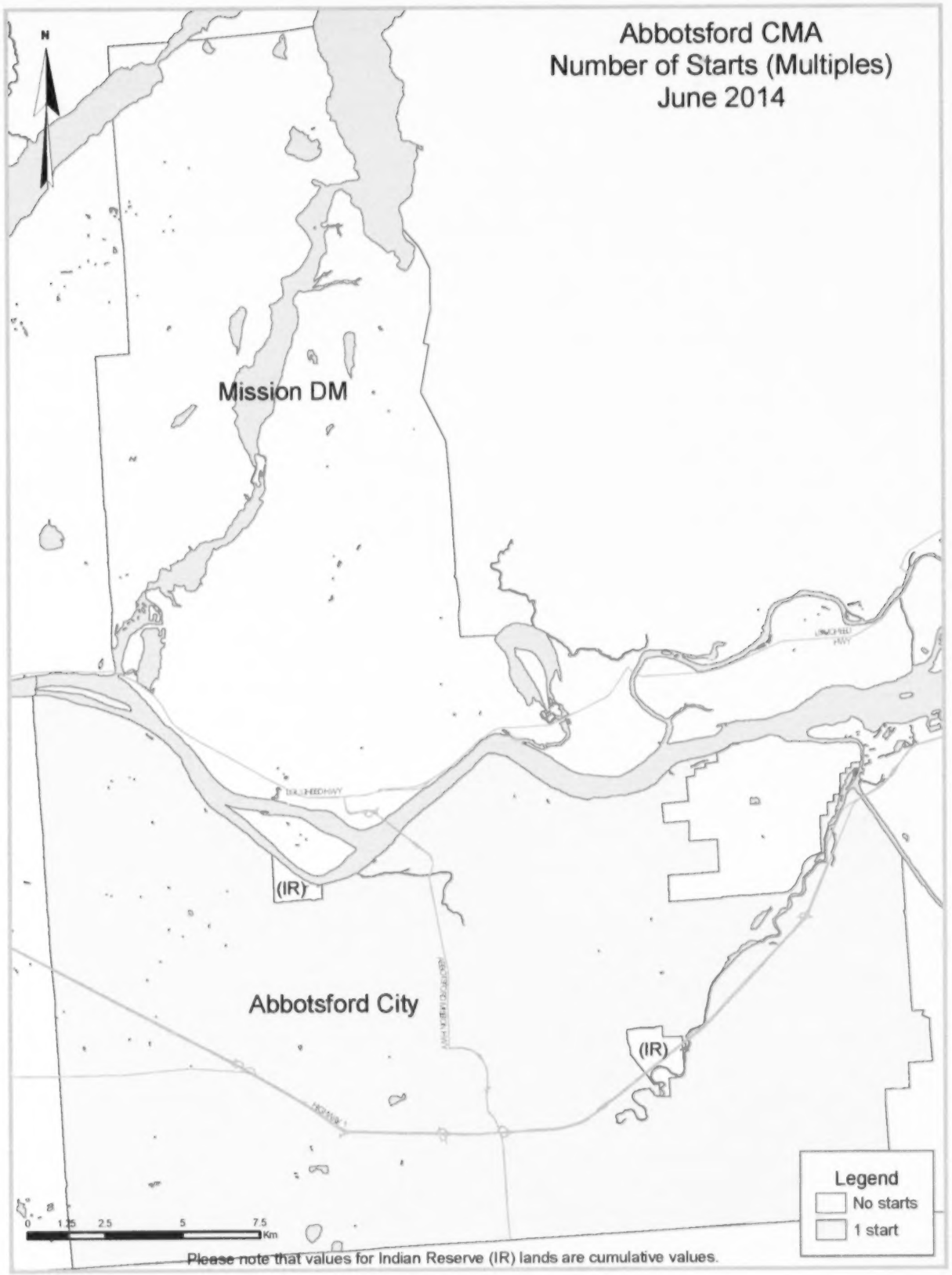

Vancouver CMA
Number of Starts (Singles)
June 2014
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 22 starts
23 - 43 starts
44 - 64 starts
65 - 86 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

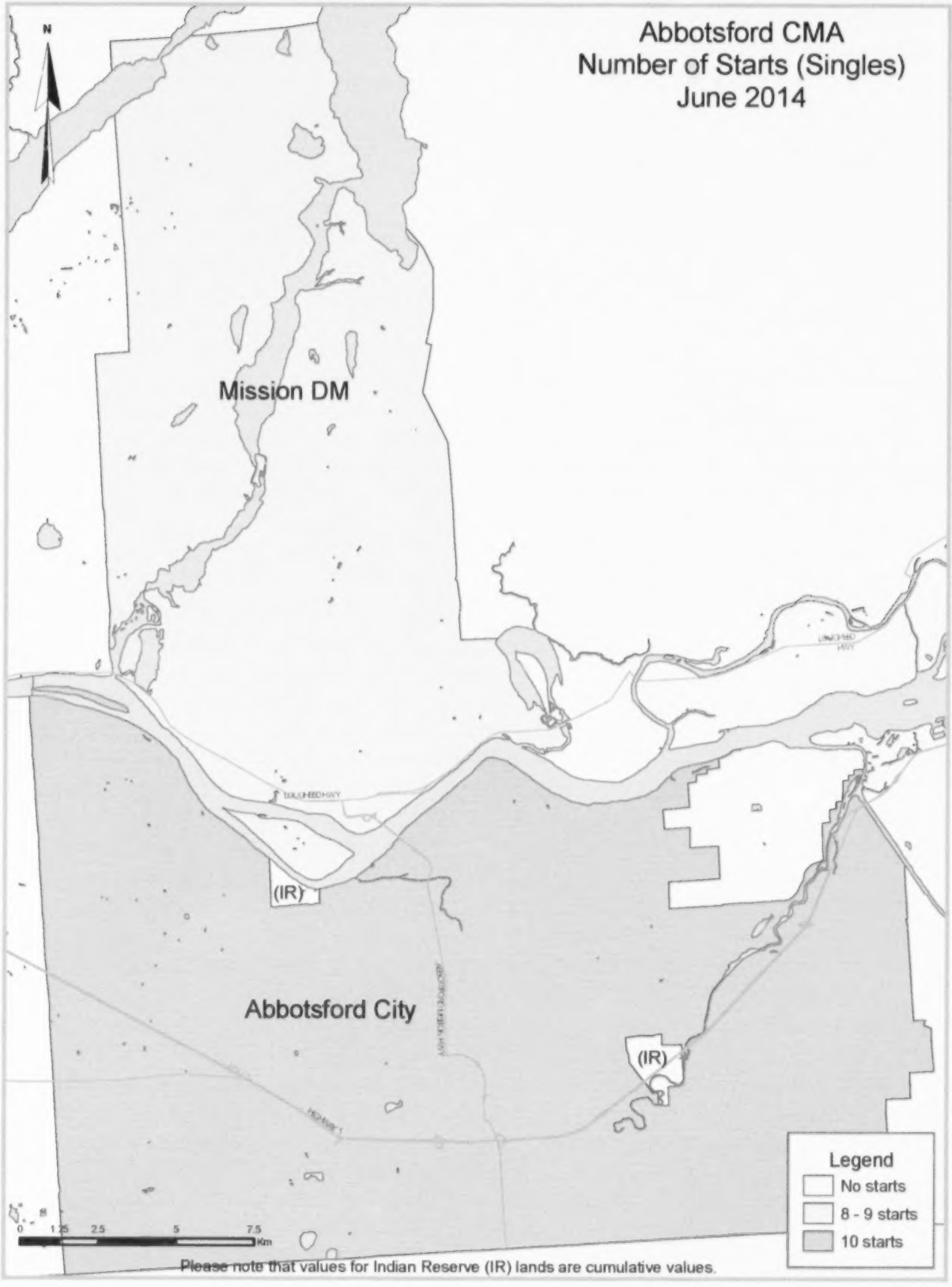

Vancouver CMA
Total Number of Starts
June 2014
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 85 starts
86 - 169 starts
170 - 253 starts
254 - 337 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

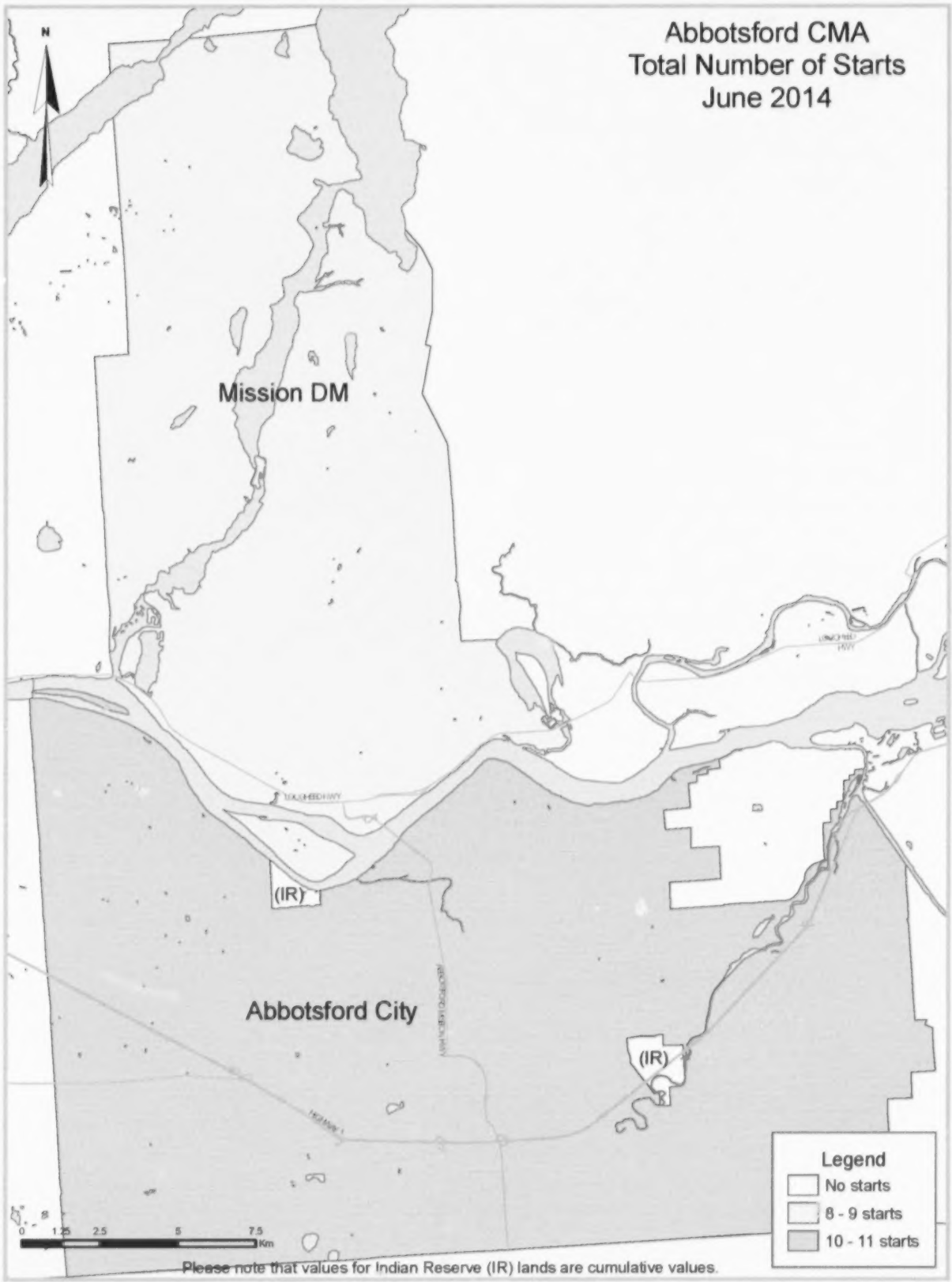

Vancouver CMA
Number of Starts (Multiples)
January - June 2014
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
2 - 377 starts
378 - 753 starts
754 - 1,128 starts
1,129 - 1,504 starts
N
0 2 4 8 12 Km

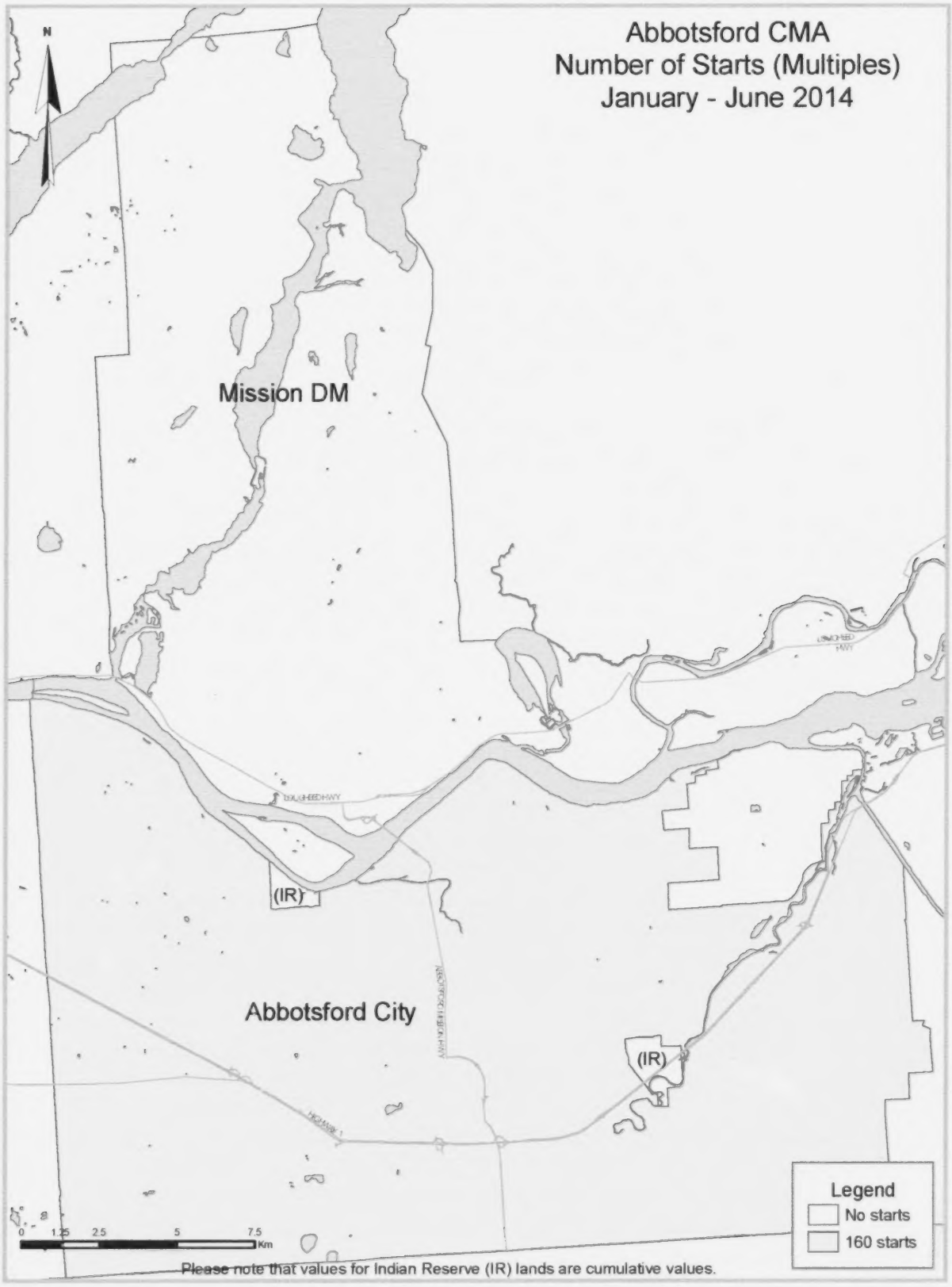

Vancouver CMA
Number of Starts (Singles)
January - June 2014
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
Surrey
White Rock
Anmore
Belcarra
Port Moody
Burnaby
New Westminster
Delta
North Vancouver DM
North Vancouver City
West Vancouver
Vancouver
Richmond
U.E.L.
Lion's Bay
Bowen Island
(IR)
0 2 4 8 12 Km
N
Legend
1 - 126 starts
127 - 251 starts
252 - 376 starts
377 - 501 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.

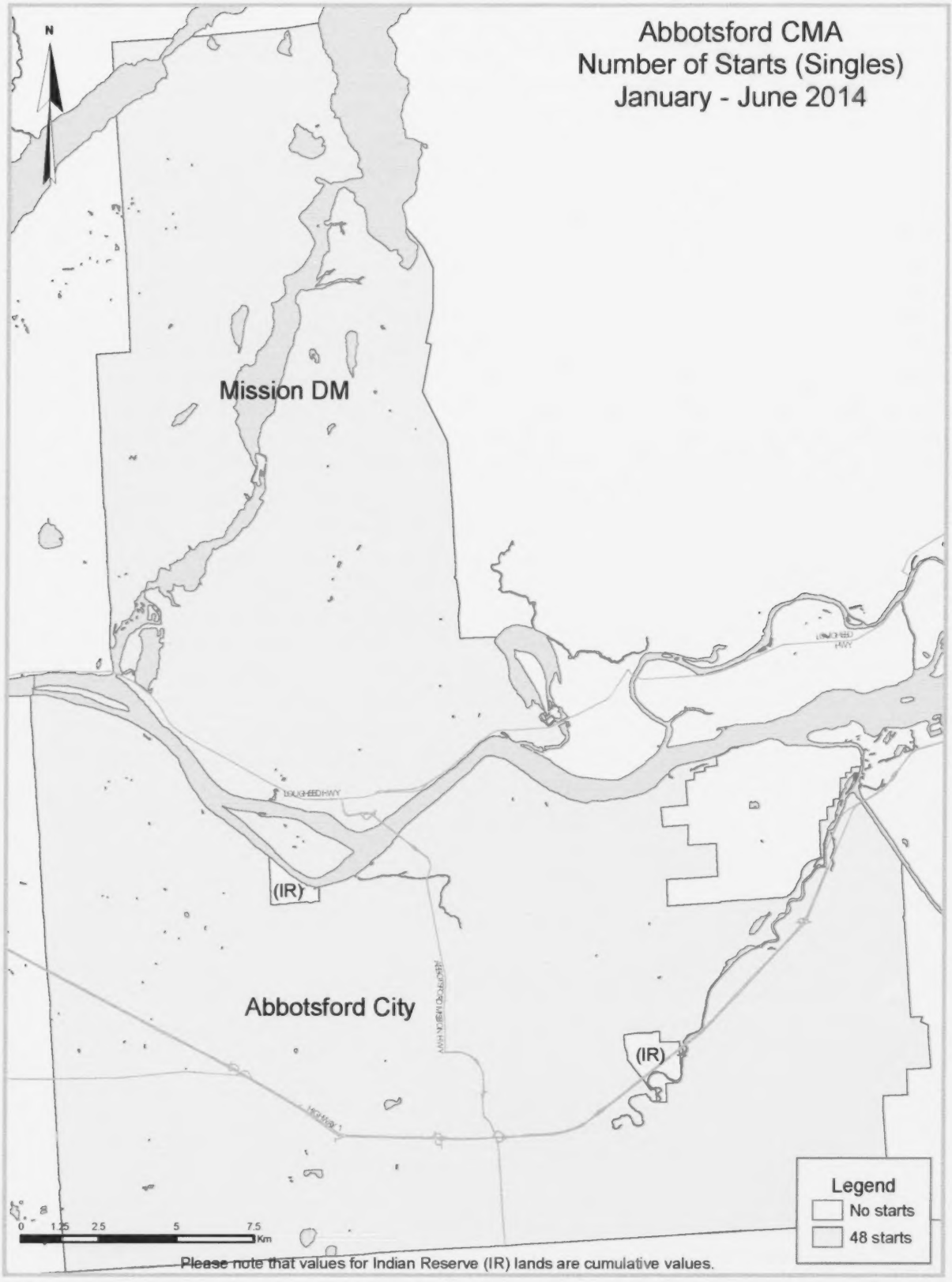

Vancouver CMA
Total Number of Starts
January - June 2014
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
1 - 500 starts
501 - 999 starts
1,000 - 1,498 starts
1,499 - 1,998 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

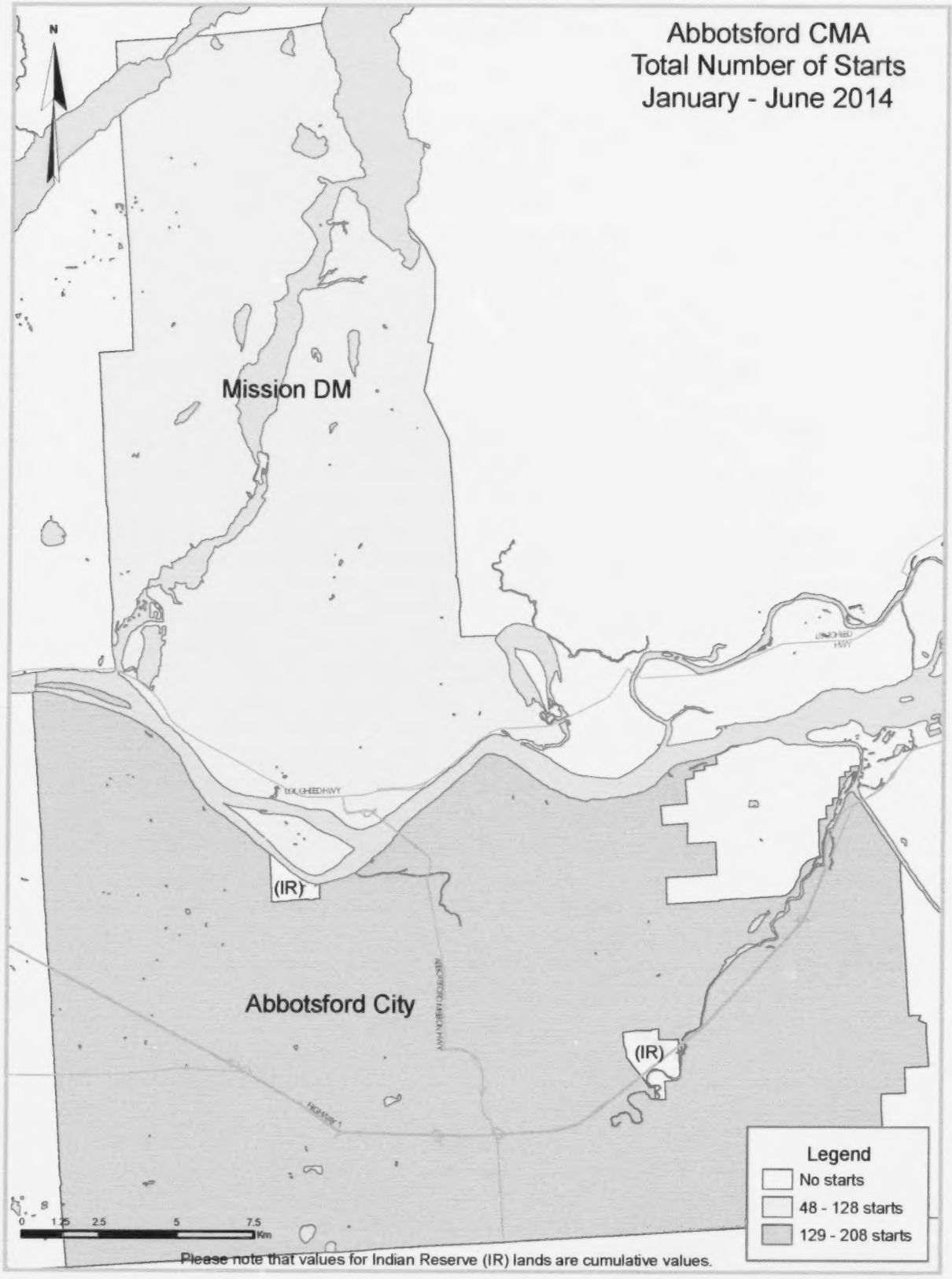

Abbotsford CMA
Number of Starts (Multiples)
June 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
1 start
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
June 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
8 - 9 starts
10 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
June 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
8 - 9 starts
10 - 11 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Multiples)
January - June 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
160 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
January - June 2014
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
48 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
January - June 2014
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
48 - 128 starts
129 - 208 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) June 2014		
Vancouver CMA[1]	May 2014	June 2014
Trend[2]	19,000	18,413
SAAR	19,817	18,203
	June 2013	June 2014
Actual		
June - Single-Detached	344	398
June - Multiples	1,584	1,166
June - Total	1,928	1,564
January to June - Single-Detached	1,882	1,998
January to June - Multiples	6,790	7,107
January to June - Total	8,672	9,105

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
June 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2014	366	30	0	1	279	724	31	133	1,564
June 2013	287	22	2	0	258	1,120	57	182	1,928
% Change	27.5	36.4	-100.0	n/a	8.1	-35.4	-45.6	-26.9	-18.9
Year-to-date 2014	1,772	134	102	10	1,379	4,235	216	1,257	9,105
Year-to-date 2013	1,583	194	2	20	1,127	4,111	279	1,356	8,672
% Change	11.9	-30.9	**	-50.0	22.4	3.0	-22.6	-7.3	5.0
UNDER CONSTRUCTION									
June 2014	3,398	282	5	17	2,365	14,986	347	3,003	24,403
June 2013	3,524	372	57	31	1,903	13,557	410	2,559	22,413
% Change	-3.6	-24.2	-91.2	-45.2	24.3	10.5	-15.4	17.4	8.9
COMPLETIONS									
June 2014	322	14	16	0	244	449	28	94	1,167
June 2013	388	30	0	2	199	874	63	440	1,996
% Change	-17.0	-53.3	n/a	-100.0	22.6	-48.6	-55.6	-78.6	-41.5
Year-to-date 2014	1,714	222	30	4	1,101	3,658	198	976	7,903
Year-to-date 2013	1,937	146	11	29	1,124	4,345	241	1,328	9,161
% Change	-11.5	52.1	172.7	-86.2	-2.0	-15.8	-17.8	-26.5	-13.7
COMPLETED & NOT ABSORBED									
June 2014	1,080	71	14	5	575	1,677	n/a	n/a	3,422
June 2013	1,354	131	357	10	708	1,621	n/a	n/a	4,181
% Change	-20.2	-45.8	-96.1	-50.0	-18.8	3.5	n/a	n/a	-18.2
ABSORBED									
June 2014	341	36	11	0	254	619	n/a	n/a	1,261
June 2013	385	28	55	6	215	916	n/a	n/a	1,605
% Change	-11.4	28.6	-80.0	-100.0	18.1	-32.4	n/a	n/a	-21.4
Year-to-date 2014	1,968	261	40	7	1,180	3,973	n/a	n/a	7,429
Year-to-date 2013	1,596	110	365	30	1,174	4,165	n/a	n/a	7,440
% Change	23.3	137.3	-89.0	-76.7	0.5	-4.6	n/a	n/a	-0.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
June 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
June 2014	47	8	0	0	0	8	0	22	85
June 2013	17	6	0	0	60	123	0	0	206
Delta									
June 2014	9	0	0	0	8	0	0	7	24
June 2013	6	8	0	0	0	0	0	0	14
Langley									
June 2014	13	0	0	0	7	0	0	1	21
June 2013	15	0	0	0	16	0	3	64	98
Maple Ridge / Pitt Meadows									
June 2014	16	0	0	0	33	0	0	0	49
June 2013	14	0	0	0	24	0	0	0	38
New Westminster									
June 2014	7	0	0	0	40	49	0	0	96
June 2013	9	0	0	0	0	0	0	0	9
North Vancouver									
June 2014	15	0	0	0	50	30	0	4	99
June 2013	6	0	0	0	0	71	2	3	82
Richmond									
June 2014	43	0	0	0	6	280	0	8	337
June 2013	23	0	0	0	30	0	0	4	57
Surrey									
June 2014	82	0	0	0	78	89	4	39	292
June 2013	54	0	0	0	113	86	3	20	276
Tri-Cities									
June 2014	35	4	0	1	44	115	0	25	224
June 2013	33	2	0	0	0	34	0	18	87
University Endowment Lands									
June 2014	1	0	0	0	0	0	0	0	1
June 2013	0	0	0	0	0	0	0	0	0
Vancouver City									
June 2014	53	18	0	0	13	141	27	21	273
June 2013	91	6	2	0	0	713	47	69	928
West Vancouver									
June 2014	12	0	0	0	0	12	0	0	24
June 2013	10	0	0	0	8	93	0	0	111
White Rock									
June 2014	11	0	0	0	0	0	0	6	17
June 2013	4	0	0	0	7	0	0	4	15
Indian Reserves									
June 2014	14	0	0	0	0	0	0	0	14
June 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
June 2014	366	30	0	1	279	724	31	133	1,564
June 2013	287	22	2	0	258	1,120	57	182	1,928

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
June 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
June 2014	284	64	0	0	186	3,023	0	39	3,596
June 2013	342	118	0	0	95	2,051	0	6	2,612
Delta									
June 2014	113	6	0	1	80	88	1	59	348
June 2013	88	68	0	3	10	88	0	30	287
Langley									
June 2014	171	6	4	7	296	176	1	116	777
June 2013	185	2	0	15	125	295	3	127	752
Maple Ridge / Pitt Meadows									
June 2014	140	12	0	0	114	419	2	0	687
June 2013	155	0	0	0	85	334	3	0	577
New Westminster									
June 2014	64	6	0	0	129	544	0	0	743
June 2013	33	6	0	0	96	709	0	25	869
North Vancouver									
June 2014	185	10	0	0	63	802	2	260	1,322
June 2013	155	6	8	1	15	887	7	118	1,197
Richmond									
June 2014	283	14	0	0	198	1,763	9	221	2,488
June 2013	281	8	14	3	191	1,762	9	224	2,492
Surrey									
June 2014	681	8	0	8	942	856	45	276	2,816
June 2013	645	4	12	0	925	869	30	184	2,669
Tri-Cities									
June 2014	257	6	0	1	210	1,669	1	153	2,297
June 2013	225	32	3	8	242	1,208	13	120	1,851
University Endowment Lands									
June 2014	17	0	0	0	0	0	0	94	111
June 2013	8	0	0	0	7	327	0	281	623
Vancouver City									
June 2014	859	148	1	0	115	5,438	280	1,737	8,578
June 2013	1,117	126	20	1	92	4,793	342	1,145	7,636
West Vancouver									
June 2014	210	2	0	0	24	111	1	0	348
June 2013	204	0	0	0	8	132	0	271	615
White Rock									
June 2014	69	0	0	0	8	97	5	46	225
June 2013	44	2	0	0	12	102	1	26	187
Indian Reserves									
June 2014	29	0	0	0	0	0	0	0	29
June 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
June 2014	3,398	282	5	17	2,365	14,986	347	3,003	24,403
June 2013	3,524	372	57	31	1,903	13,557	410	2,559	22,413

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
June 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
June 2014	29	6	0	0	38	0	0	0	73
June 2013	22	6	0	0	29	260	0	0	317
Delta									
June 2014	6	0	0	0	0	0	0	4	10
June 2013	21	8	0	0	0	30	0	4	63
Langley									
June 2014	40	0	0	0	33	0	3	19	95
June 2013	21	0	0	0	15	0	1	8	45
Maple Ridge / Pitt Meadows									
June 2014	15	0	0	0	21	0	0	0	36
June 2013	12	0	0	0	0	0	0	0	12
New Westminster									
June 2014	2	0	0	0	0	109	0	0	111
June 2013	4	2	0	0	0	0	0	0	6
North Vancouver									
June 2014	12	0	0	0	0	0	0	3	15
June 2013	14	2	0	0	5	35	1	12	69
Richmond									
June 2014	33	0	0	0	0	0	2	8	43
June 2013	46	0	0	2	6	0	0	14	68
Surrey									
June 2014	74	0	0	0	139	51	2	28	294
June 2013	72	0	0	0	77	48	9	19	225
Tri-Cities									
June 2014	41	2	16	0	7	0	4	17	87
June 2013	45	2	0	0	62	396	6	16	527
University Endowment Lands									
June 2014	0	0	0	0	0	0	0	0	0
June 2013	0	0	0	0	0	0	0	0	0
Vancouver City									
June 2014	43	6	0	0	0	289	17	12	367
June 2013	100	10	0	0	0	105	45	365	625
West Vancouver									
June 2014	19	0	0	0	0	0	0	0	19
June 2013	15	0	0	0	0	0	0	0	15
White Rock									
June 2014	5	0	0	0	6	0	0	3	14
June 2013	7	0	0	0	5	0	0	2	14
Indian Reserves									
June 2014	0	0	0	0	0	0	0	0	0
June 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
June 2014	322	14	16	0	244	449	28	94	1,167
June 2013	388	30	0	2	199	874	63	440	1,996

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
June 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
June 2014	90	17	0	0	12	53	n/a	n/a	172
June 2013	122	41	0	0	43	174	n/a	n/a	380
Delta									
June 2014	18	2	0	1	10	10	n/a	n/a	41
June 2013	19	8	2	0	0	14	n/a	n/a	43
Langley									
June 2014	70	0	0	0	76	128	n/a	n/a	274
June 2013	55	2	18	4	34	74	n/a	n/a	187
Maple Ridge / Pitt Meadows									
June 2014	96	2	0	0	20	100	n/a	n/a	218
June 2013	122	2	0	0	47	51	n/a	n/a	222
New Westminster									
June 2014	9	2	0	0	2	144	n/a	n/a	157
June 2013	17	2	0	0	10	42	n/a	n/a	71
North Vancouver									
June 2014	37	1	3	0	26	245	n/a	n/a	312
June 2013	46	6	23	3	37	171	n/a	n/a	286
Richmond									
June 2014	178	1	1	4	89	133	n/a	n/a	406
June 2013	235	2	101	1	56	80	n/a	n/a	475
Surrey									
June 2014	179	1	0	0	268	363	n/a	n/a	811
June 2013	282	0	85	0	294	275	n/a	n/a	936
Tri-Cities									
June 2014	84	5	6	0	20	175	n/a	n/a	290
June 2013	52	15	23	0	84	258	n/a	n/a	432
University Endowment Lands									
June 2014	0	0	0	0	1	29	n/a	n/a	30
June 2013	0	0	0	0	3	30	n/a	n/a	33
Vancouver City									
June 2014	274	39	4	0	37	240	n/a	n/a	594
June 2013	366	51	97	2	86	409	n/a	n/a	1,011
West Vancouver									
June 2014	20	0	0	0	0	6	n/a	n/a	26
June 2013	23	2	0	0	5	0	n/a	n/a	30
White Rock									
June 2014	14	1	0	0	14	51	n/a	n/a	80
June 2013	7	0	6	0	9	43	n/a	n/a	65
Indian Reserves									
June 2014	0	0	0	0	0	0	n/a	n/a	0
June 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
June 2014	1,080	71	14	5	575	1,677	n/a	n/a	3,422
June 2013	1,354	131	357	10	708	1,621	n/a	n/a	4,181

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
June 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
June 2014	26	19	0	0	39	10	n/a	n/a	94
June 2013	36	7	0	0	17	291	n/a	n/a	351
Delta									
June 2014	8	0	0	0	0	1	n/a	n/a	9
June 2013	20	4	0	0	2	21	n/a	n/a	47
Langley									
June 2014	32	0	0	0	35	21	n/a	n/a	88
June 2013	19	0	8	4	28	6	n/a	n/a	65
Maple Ridge / Pitt Meadows									
June 2014	20	0	0	0	21	9	n/a	n/a	50
June 2013	14	0	0	0	5	15	n/a	n/a	34
New Westminster									
June 2014	7	0	0	0	3	74	n/a	n/a	84
June 2013	13	0	0	0	3	5	n/a	n/a	21
North Vancouver									
June 2014	6	0	0	0	0	6	n/a	n/a	12
June 2013	6	0	0	0	19	15	n/a	n/a	40
Richmond									
June 2014	46	0	0	0	2	2	n/a	n/a	50
June 2013	28	0	4	1	8	25	n/a	n/a	66
Surrey									
June 2014	78	0	0	0	142	70	n/a	n/a	290
June 2013	72	0	5	0	78	74	n/a	n/a	229
Tri-Cities									
June 2014	38	2	11	0	9	12	n/a	n/a	72
June 2013	52	5	8	0	48	335	n/a	n/a	448
University Endowment Lands									
June 2014	0	0	0	0	0	4	n/a	n/a	4
June 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver City									
June 2014	53	15	0	0	2	403	n/a	n/a	473
June 2013	99	12	30	1	5	127	n/a	n/a	274
West Vancouver									
June 2014	19	0	0	0	0	1	n/a	n/a	20
June 2013	11	0	0	0	0	0	n/a	n/a	11
White Rock									
June 2014	5	0	0	0	1	6	n/a	n/a	12
June 2013	6	0	0	0	2	2	n/a	n/a	10
Indian Reserves									
June 2014	0	0	0	0	0	0	n/a	n/a	0
June 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
June 2014	341	36	11	0	254	619	n/a	n/a	1,261
June 2013	385	28	55	6	215	916	n/a	n/a	1,605

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	-15.3	12.2	-84.2	-8.8	1.9	-4.5	30.4	30.6	-1.7
2012	4,078	328	114	34	2,445	9,616	404	2,008	19,027
% Change	-8.3	27.1	**	-5.6	-20.2	34.0	28.7	-21.3	6.5
2011	4,448	258	18	36	3,063	7,177	314	2,553	17,867
% Change	-8.8	-1.5	-86.9	-7.7	24.2	23.9	51.7	77.8	17.4
2010	4,876	262	137	39	2,467	5,793	207	1,436	15,217
% Change	51.7	48.9	**	129.4	38.0	146.0	**	93.0	82.5
2009	3,214	176	11	17	1,788	2,355	29	744	8,339
% Change	-18.5	-52.8	**	-41.4	-32.3	-79.5	52.6	-31.5	-57.4
2008	3,943	373	3	29	2,642	11,496	19	1,086	19,591
% Change	-8.4	0.3	-81.3	-61.8	-5.6	-7.1	-85.7	64.8	-5.5
2007	4,305	372	16	76	2,799	12,376	133	659	20,736
% Change	-23.5	5.1	**	-11.6	-11.3	39.9	**	9.5	10.9
2006	5,625	354	3	86	3,155	8,845	21	602	18,705
% Change	18.2	-11.1	200.0	-58.0	-12.1	-4.8	-68.2	-0.7	-1.1
2005	4,759	398	1	205	3,588	9,291	66	606	18,914
% Change	12.6	-10.4	-75.0	-26.5	-6.2	8.8	-8.3	-26.1	-2.7
2004	5,443	444	4	279	3,826	8,542	72	820	19,430

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
June 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	% Change
Anmore	0	6	0	0	0	0	0	0	0	6	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	7	1	0	0	0	0	0	0	7	1	**
Burnaby - Mountain	0	0	0	0	0	0	0	52	0	52	-100.0
Burnaby - North	13	4	0	0	0	0	15	0	28	4	**
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0	2	0	n/a
Burnaby - South & East	7	3	2	0	0	0	4	71	13	74	-82.4
Burnaby - Central Park	6	3	2	6	0	60	2	0	10	69	-85.5
Burnaby - Remainder	20	7	4	0	0	0	8	0	32	7	**
Burnaby Total	47	17	8	6	0	60	30	123	85	206	-58.7
Coquitlam	36	28	2	2	0	0	140	16	178	46	**
Delta - Tsawwassen	0	2	0	0	0	0	0	0	0	2	-100.0
Delta - Ladner	4	3	0	0	0	0	3	0	7	3	133.3
Delta - North	5	1	0	8	8	0	4	0	17	9	88.9
Delta	9	6	0	8	8	0	7	0	24	14	71.4
Langley City	2	1	0	0	0	0	0	0	2	1	100.0
Langley District	11	17	0	0	7	16	1	64	19	97	-80.4
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	15	13	16	0	17	0	0	0	48	13	**
New Westminster	7	9	0	0	40	0	49	0	96	9	**
North Vancouver City	6	3	0	0	4	0	3	72	13	75	-82.7
North Vancouver DM	9	5	0	0	46	0	31	2	86	7	**
Pitt Meadows	1	1	0	0	0	24	0	0	1	25	-96.0
Port Coquitlam	0	4	4	0	42	0	0	36	46	40	15.0
Port Moody	0	1	0	0	0	0	0	0	0	1	-100.0
Richmond	43	23	0	0	6	30	288	4	337	57	**
Surrey - South	28	13	2	0	12	28	5	86	47	127	-63.0
Surrey - Cloverdale	12	2	0	4	6	3	4	0	22	9	144.4
Surrey - North	37	33	0	0	58	62	84	16	179	111	61.3
Surrey - Guildford	0	1	0	0	0	16	29	0	29	17	70.6
Surrey - Whalley	9	8	0	0	0	0	6	4	15	12	25.0
Surrey Total	86	57	2	4	76	109	128	106	292	276	5.8
University Endowment Lands	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	4	0	0	0	0	31	4	31	-87.1
Vancouver - False Creek	0	0	0	0	0	0	0	161	0	161	-100.0
Vancouver - Granville/Oak	1	3	2	0	0	0	0	1	3	4	-25.0
Vancouver - Kerrisdale	2	5	0	0	0	0	0	0	2	5	-60.0
Vancouver - Marpole	6	7	0	0	0	0	1	0	7	7	0.0
Vancouver - Eastside	50	93	8	6	4	0	115	487	177	586	-69.8
Vancouver - Mt. Pleasant	0	0	4	0	9	0	10	19	23	19	21.1
Vancouver - Strath/Grand	1	0	0	0	0	0	0	37	1	37	-97.3
Vancouver - Westside	20	30	0	0	0	0	36	48	56	78	-28.2
Vancouver Total	80	138	18	6	13	0	162	784	273	928	-70.6
West Vancouver	12	10	0	4	0	4	12	93	24	111	-78.4
White Rock	11	4	0	0	0	7	6	4	17	15	13.3
Indian Reserves	14	0	0	0	0	0	0	0	14	0	n/a
Vancouver CMA	398	344	50	30	259	250	857	1,304	1,564	1,928	-18.9

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Anmore	9	10	0	0	0	0	0	0	9	10	-10.0
Belcarra	2	0	0	0	0	0	0	0	2	0	n/a
Bowen Island	9	5	0	0	0	0	0	1	9	6	50.0
Burnaby - Mountain	0	0	0	0	0	0	0	52	0	52	-100.0
Burnaby - North	37	26	0	0	0	0	42	607	79	633	-87.5
Burnaby - Lougheed Mall	1	1	0	0	0	0	1	0	2	1	100.0
Burnaby - South & East	20	16	12	10	42	0	6	71	80	97	-17.5
Burnaby - Central Park	20	14	4	10	0	60	72	249	96	333	-71.2
Burnaby - Remainder	83	54	26	14	69	0	345	0	523	68	**
Burnaby Total	161	111	42	34	111	60	466	979	780	1,184	-34.1
Coquitlam	165	157	30	38	3	80	1,025	251	1,223	526	132.5
Delta - Tsawwassen	9	12	0	0	0	0	3	2	12	14	-14.3
Delta - Ladner	18	25	0	0	0	0	8	2	26	27	-3.7
Delta - North	36	14	12	54	28	0	31	12	107	80	33.8
Delta	63	51	12	54	28	0	42	16	145	121	19.8
Langley City	6	4	0	0	33	5	0	0	39	9	**
Langley District	89	117	8	0	201	103	206	163	504	383	31.6
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	97	102	22	4	40	22	81	0	240	128	87.5
New Westminster	27	26	2	6	82	70	275	0	386	102	**
North Vancouver City	21	14	4	4	17	0	351	458	393	476	-17.4
North Vancouver DM	45	45	0	0	46	0	161	29	252	74	**
Pitt Meadows	5	2	4	0	0	24	64	0	73	26	180.8
Port Coquitlam	11	20	4	2	90	67	4	90	109	179	-39.1
Port Moody	2	5	2	0	0	0	0	0	4	5	-20.0
Richmond	168	115	12	10	49	90	914	365	1,143	580	97.1
Surrey - South	122	99	16	0	114	167	60	182	312	448	-30.4
Surrey - Cloverdale	96	41	6	4	133	142	21	121	256	308	-16.9
Surrey - North	227	164	6	2	293	187	252	68	778	421	84.8
Surrey - Guildford	3	11	0	0	10	23	31	53	44	87	-49.4
Surrey - Whalley	53	56	0	0	0	4	93	80	146	140	4.3
Surrey Total	501	371	28	6	550	523	457	504	1,536	1,404	9.4
University Endowment Lands	9	1	0	0	0	7	94	513	103	521	-80.2
Vancouver - West End	0	0	0	4	0	0	0	5	0	9	-100.0
Vancouver - Downtown	0	0	0	0	0	0	89	155	89	155	-42.6
Vancouver - Kitsilano	3	6	6	8	0	0	55	37	64	51	25.5
Vancouver - False Creek	0	0	0	0	0	0	80	449	80	449	-82.2
Vancouver - Granville/Oak	4	6	4	0	0	0	58	6	66	12	**
Vancouver - Kerrisdale	15	28	0	0	0	0	42	1	57	29	96.6
Vancouver - Marpole	23	27	6	6	0	0	4	4	33	37	-10.8
Vancouver - Eastside	308	428	30	28	4	21	608	794	950	1,271	-25.3
Vancouver - Mt. Pleasant	0	0	8	10	9	0	103	85	120	95	26.3
Vancouver - Strath/Grand	4	1	2	10	5	3	137	297	148	311	-52.4
Vancouver - Westside	137	152	0	0	19	0	235	162	391	314	24.5
Vancouver Total	494	648	56	66	37	24	1,411	1,995	1,998	2,733	-26.9
West Vancouver	46	62	0	4	0	4	12	93	58	163	-64.4
White Rock	38	16	0	2	0	12	31	12	69	42	64.3
Indian Reserves	29	0	0	0	0	0	0	0	29	0	n/a
Vancouver CMA	1,998	1,882	226	230	1,287	1,091	5,594	5,469	9,105	8,672	5.0

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	52	0	0
Burnaby - North	0	0	0	0	8	0	7	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	1	0
Burnaby - South & East	0	0	0	0	0	71	4	0
Burnaby - Central Park	0	60	0	0	0	0	2	0
Burnaby - Remainder	0	0	0	0	0	0	8	0
Burnaby Total	0	60	0	0	8	123	22	0
Coquitlam	0	0	0	0	115	0	25	16
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	3	0
Delta - North	8	0	0	0	0	0	4	0
Delta	8	0	0	0	0	0	7	0
Langley City	0	0	0	0	0	0	0	0
Langley District	7	16	0	0	0	0	1	64
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	17	0	0	0	0	0	0	0
New Westminster	40	0	0	0	49	0	0	0
North Vancouver City	4	0	0	0	0	71	3	1
North Vancouver DM	46	0	0	0	30	0	1	2
Pitt Meadows	0	24	0	0	0	0	0	0
Port Coquitlam	42	0	0	0	0	34	0	2
Port Moody	0	0	0	0	0	0	0	0
Richmond	6	30	0	0	280	0	8	4
Surrey - South	12	28	0	0	0	86	5	0
Surrey - Cloverdale	6	3	0	0	0	0	4	0
Surrey - North	58	62	0	0	60	0	24	16
Surrey - Guildford	0	16	0	0	29	0	0	0
Surrey - Whalley	0	0	0	0	0	0	6	4
Surrey Total	76	109	0	0	89	86	39	20
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	31	0	0
Vancouver - False Creek	0	0	0	0	0	161	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	1
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	1	0
Vancouver - Eastside	4	0	0	0	98	463	17	24
Vancouver - Mt. Pleasant	9	0	0	0	10	19	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	37
Vancouver - Westside	0	0	0	0	33	41	3	7
Vancouver Total	13	0	0	0	141	715	21	69
West Vancouver	0	4	0	0	12	93	0	0
White Rock	0	7	0	0	0	0	6	4
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	259	250	0	0	724	1,122	133	182

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	1
Burnaby - Mountain	0	0	0	0	0	52	0	0
Burnaby - North	0	0	0	0	35	607	7	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	1	0
Burnaby - South & East	42	0	0	0	0	71	6	0
Burnaby - Central Park	0	60	0	0	66	249	6	0
Burnaby - Remainder	69	0	0	0	326	0	19	0
Burnaby Total	111	60	0	0	427	979	39	0
Coquitlam	3	80	0	0	931	196	94	55
Delta - Tsawwassen	0	0	0	0	0	0	3	2
Delta - Ladner	0	0	0	0	0	0	8	2
Delta - North	28	0	0	0	0	0	31	12
Delta	28	0	0	0	0	0	42	16
Langley City	33	5	0	0	0	0	0	0
Langley District	201	103	0	0	176	66	30	97
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	40	22	0	0	81	0	0	0
New Westminster	82	70	0	0	275	0	0	0
North Vancouver City	17	0	0	0	165	431	186	27
North Vancouver DM	46	0	0	0	141	0	20	29
Pitt Meadows	0	24	0	0	64	0	0	0
Port Coquitlam	90	67	0	0	0	80	4	10
Port Moody	0	0	0	0	0	0	0	0
Richmond	49	90	0	0	727	340	187	25
Surrey - South	114	167	0	0	42	169	18	13
Surrey - Cloverdale	133	142	0	0	0	112	21	9
Surrey - North	293	187	0	0	125	0	127	68
Surrey - Guildford	10	23	0	0	29	49	2	4
Surrey - Whalley	0	4	0	0	56	62	37	18
Surrey Total	550	523	0	0	252	392	205	112
University Endowment Lands	0	7	0	0	0	232	94	281
Vancouver - West End	0	0	0	0	0	5	0	0
Vancouver - Downtown	0	0	0	0	0	155	89	0
Vancouver - Kitsilano	0	0	0	0	55	35	0	2
Vancouver - False Creek	0	0	0	0	80	359	0	90
Vancouver - Granville/Oak	0	0	0	0	56	4	2	2
Vancouver - Kerrisdale	0	0	0	0	39	0	3	1
Vancouver - Marpole	0	0	0	0	0	0	4	4
Vancouver - Eastside	4	21	0	0	475	618	133	176
Vancouver - Mt. Pleasant	9	0	0	0	103	85	0	0
Vancouver - Strath/Grand	5	3	0	0	137	0	0	297
Vancouver - Westside	19	0	0	0	131	43	104	119
Vancouver Total	37	24	0	0	1,076	1,304	335	691
West Vancouver	0	4	0	0	12	93	0	0
White Rock	0	12	0	0	10	0	21	12
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,287	1,091	0	0	4,337	4,113	1,257	1,356

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
June 2014

Submarket	Freehold		Condominium		Rental		Total*	
	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013
Anmore	0	4	0	0	0	2	0	6
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	7	1	0	0	0	0	7	1
Burnaby - Mountain	0	0	0	52	0	0	0	52
Burnaby - North	13	4	8	0	7	0	28	4
Burnaby - Lougheed Mall	1	0	0	0	1	0	2	0
Burnaby - South & East	9	3	0	71	4	0	13	74
Burnaby - Central Park	8	9	0	60	2	0	10	69
Burnaby - Remainder	24	7	0	0	8	0	32	7
Burnaby Total	55	23	8	183	22	0	85	206
Coquitlam	35	30	118	0	25	16	178	46
Delta - Tsawwassen	0	2	0	0	0	0	0	2
Delta - Ladner	4	3	0	0	3	0	7	3
Delta - North	5	9	8	0	4	0	17	9
Delta	9	14	8	0	7	0	24	14
Langley City	2	1	0	0	0	0	2	1
Langley District	11	14	7	16	1	67	19	97
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	15	13	33	0	0	0	48	13
New Westminster	7	9	89	0	0	0	96	9
North Vancouver City	6	1	4	71	3	3	13	75
North Vancouver DM	9	5	76	0	1	2	86	7
Pitt Meadows	1	1	0	24	0	0	1	25
Port Coquitlam	4	4	42	34	0	2	46	40
Port Moody	0	1	0	0	0	0	0	1
Richmond	43	23	286	30	8	4	337	57
Surrey - South	28	13	14	114	5	0	47	127
Surrey - Cloverdale	10	1	6	7	6	1	22	9
Surrey - North	35	31	118	62	26	18	179	111
Surrey - Guildford	0	1	29	16	0	0	29	17
Surrey - Whalley	9	8	0	0	6	4	15	12
Surrey Total	82	54	167	199	43	23	292	276
University Endowment Lands	1	0	0	0	0	0	1	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	4	0	0	31	0	0	4	31
Vancouver - False Creek	0	0	0	161	0	0	0	161
Vancouver - Granville/Oak	3	3	0	0	0	1	3	4
Vancouver - Kerrisdale	2	4	0	0	0	1	2	5
Vancouver - Marpole	6	5	0	0	1	2	7	7
Vancouver - Eastside	33	59	102	461	42	66	177	586
Vancouver - Mt. Pleasant	4	0	19	19	0	0	23	19
Vancouver - Strath/Grand	1	0	0	0	0	37	1	37
Vancouver - Westside	18	28	33	41	5	9	56	78
Vancouver Total	71	99	154	713	48	116	273	928
West Vancouver	12	10	12	101	0	0	24	111
White Rock	11	4	0	7	6	4	17	15
Indian Reserves	14	0	0	0	0	0	14	0
Vancouver CMA	396	311	1,004	1,378	164	239	1,564	1,928

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - June 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	8	7	0	0	1	3	9	10
Belcarra	2	0	0	0	0	0	2	0
Bowen Island	9	5	0	0	0	1	9	6
Burnaby - Mountain	0	0	0	52	0	0	0	52
Burnaby - North	37	26	35	607	7	0	79	633
Burnaby - Lougheed Mall	1	1	0	0	1	0	2	1
Burnaby - South & East	30	26	44	71	6	0	80	97
Burnaby - Central Park	24	24	66	309	6	0	96	333
Burnaby - Remainder	109	68	395	0	19	0	523	68
Burnaby Total	201	145	540	1,039	39	0	780	1,184
Coquitlam	163	165	965	294	95	67	1,223	526
Delta - Tsawwassen	9	12	0	0	3	2	12	14
Delta - Ladner	17	25	0	0	9	2	26	27
Delta - North	36	64	40	4	31	12	107	80
Delta	62	101	40	4	43	16	145	121
Langley City	6	4	33	5	0	0	39	9
Langley District	87	98	380	180	37	105	504	383
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	102	100	137	26	1	2	240	128
New Westminster	29	30	357	72	0	0	386	102
North Vancouver City	25	14	182	431	186	31	393	476
North Vancouver DM	45	45	187	0	20	29	252	74
Pitt Meadows	9	2	64	24	0	0	73	26
Port Coquitlam	15	22	90	147	4	10	109	179
Port Moody	4	5	0	0	0	0	4	5
Richmond	168	115	786	437	189	28	1,143	580
Surrey - South	114	96	178	336	20	16	312	448
Surrey - Cloverdale	71	29	137	258	48	21	256	308
Surrey - North	221	157	420	189	137	75	778	421
Surrey - Guildford	3	11	39	72	2	4	44	87
Surrey - Whalley	53	56	56	66	37	18	146	140
Surrey Total	462	349	830	921	244	134	1,536	1,404
University Endowment Lands	9	1	0	239	94	281	103	521
Vancouver - West End	0	4	0	5	0	0	0	9
Vancouver - Downtown	0	0	0	155	89	0	89	155
Vancouver - Kitsilano	9	14	55	35	0	2	64	51
Vancouver - False Creek	0	0	80	359	0	90	80	449
Vancouver - Granville/Oak	7	5	56	4	3	3	66	12
Vancouver - Kerrisdale	13	22	39	0	5	7	57	29
Vancouver - Marpole	27	26	0	0	6	11	33	37
Vancouver - Eastside	209	278	479	637	262	356	950	1,271
Vancouver - Mt. Pleasant	8	10	112	85	0	0	120	95
Vancouver - Strath/Grand	107	11	40	3	1	297	148	311
Vancouver - Westside	113	121	150	43	128	150	391	314
Vancouver Total	493	491	1,011	1,326	494	916	1,998	2,733
West Vancouver	46	62	12	101	0	0	58	163
White Rock	33	18	10	12	26	12	69	42
Indian Reserves	29	0	0	0	0	0	29	0
Vancouver CMA	2,008	1,779	5,624	5,258	1,473	1,635	9,105	8,672

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
June 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	% Change
Anmore	0	5	0	0	0	0	0	0	0	5	-100.0
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	2	4	0	0	0	0	0	0	2	4	-50.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	13	7	0	0	0	4	0	0	13	11	18.2
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	3	0	2	0	0	0	15	3	20	-85.0
Burnaby - Central Park	2	0	0	0	38	0	0	245	40	245	-83.7
Burnaby - Remainder	11	12	6	4	0	25	0	0	17	41	-58.5
Burnaby Total	29	22	6	6	38	29	0	260	73	317	-77.0
Coquitlam	45	44	2	6	23	30	17	168	87	248	-64.9
Delta - Tsawwassen	1	11	0	0	0	0	0	0	1	11	-90.9
Delta - Ladner	0	7	0	0	0	0	0	32	0	39	-100.0
Delta - North	5	3	0	8	0	0	4	2	9	13	-30.8
Delta	6	21	0	8	0	0	4	34	10	63	-84.1
Langley City	7	0	0	0	0	0	0	0	7	0	n/a
Langley District	36	22	0	0	33	15	19	8	88	45	95.6
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	13	6	0	0	21	0	0	0	34	6	**
New Westminster	2	4	0	2	0	0	109	0	111	6	**
North Vancouver City	3	7	0	2	0	0	0	6	3	15	-80.0
North Vancouver DM	9	8	0	0	0	5	3	41	12	54	-77.8
Pitt Meadows	2	6	0	0	0	0	0	0	2	6	-66.7
Port Coquitlam	0	5	0	0	0	28	0	59	0	92	-100.0
Port Moody	0	2	0	0	0	0	0	185	0	187	-100.0
Richmond	35	48	0	0	0	6	8	14	43	68	-36.8
Surrey - South	21	23	2	0	45	13	5	51	73	87	-16.1
Surrey - Cloverdale	11	13	0	0	10	7	6	3	27	23	17.4
Surrey - North	38	37	0	0	82	55	12	9	132	101	30.7
Surrey - Guildford	1	0	0	0	0	0	52	0	53	0	n/a
Surrey - Whalley	5	8	0	2	0	0	4	4	9	14	-35.7
Surrey Total	76	81	2	2	137	75	79	67	294	225	30.7
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	194	110	194	110	76.4
Vancouver - Kitsilano	1	1	2	0	0	0	0	0	3	1	200.0
Vancouver - False Creek	0	0	0	0	0	0	57	0	57	0	n/a
Vancouver - Granville/Oak	1	0	2	2	0	0	8	0	11	2	**
Vancouver - Kerrisdale	6	11	0	0	0	0	0	4	6	15	-60.0
Vancouver - Marpole	5	7	0	0	0	0	2	1	7	8	-12.5
Vancouver - Eastside	15	77	0	6	0	0	4	285	19	368	-94.8
Vancouver - Mt. Pleasant	0	0	0	2	0	0	0	27	0	29	-100.0
Vancouver - Strath/Grand	0	3	0	0	0	0	31	7	31	10	**
Vancouver - Westside	32	46	2	0	0	0	5	36	39	82	-52.4
Vancouver Total	60	145	6	10	0	0	301	470	367	625	-41.3
West Vancouver	19	15	0	0	0	0	0	0	19	15	26.7
White Rock	5	7	0	0	6	5	3	2	14	14	0.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	350	453	16	36	258	193	543	1,314	1,167	1,996	-41.5

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Anmore	12	9	0	0	0	0	0	0	12	9	33.3
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	6	7	0	0	0	0	0	0	6	7	-14.3
Burnaby - Mountain	2	2	0	0	0	0	0	75	2	77	-97.4
Burnaby - North	66	39	8	2	0	4	18	203	92	248	-62.9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	30	19	26	6	6	0	71	87	133	112	18.8
Burnaby - Central Park	16	7	14	0	60	0	0	245	90	252	-64.3
Burnaby - Remainder	97	61	42	24	0	25	122	210	261	320	-18.4
Burnaby Total	211	128	90	32	66	29	211	820	578	1,009	-42.7
Coquitlam	125	183	42	24	46	112	308	567	521	886	-41.2
Delta - Tsawwassen	10	22	0	2	0	0	2	1	12	25	-52.0
Delta - Ladner	19	25	0	0	0	0	13	37	32	62	-48.4
Delta - North	19	21	22	20	0	0	17	15	58	56	3.6
Delta	48	68	22	22	0	0	32	53	102	143	-28.7
Langley City	8	0	0	0	14	0	0	0	22	0	n/a
Langley District	129	172	0	2	131	120	295	228	555	522	6.3
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	80	84	0	0	65	24	0	77	145	185	-21.6
New Westminster	22	25	2	4	40	0	302	0	366	29	**
North Vancouver City	23	17	2	10	4	12	214	39	243	78	**
North Vancouver DM	38	39	0	0	0	29	16	74	54	142	-62.0
Pitt Meadows	3	14	0	2	8	0	0	0	11	16	-31.3
Port Coquitlam	20	15	2	0	40	46	164	96	226	157	43.9
Port Moody	5	5	0	0	0	23	0	185	5	213	-97.7
Richmond	172	194	6	4	90	36	649	732	917	966	-5.1
Surrey - South	97	163	10	14	166	138	229	84	502	399	25.8
Surrey - Cloverdale	44	70	8	0	104	135	16	16	172	221	-22.2
Surrey - North	190	209	2	2	248	283	56	280	496	774	-35.9
Surrey - Guildford	6	4	0	0	22	3	102	2	130	9	**
Surrey - Whalley	36	62	0	2	0	11	14	378	50	453	-89.0
Surrey Total	373	508	20	18	540	570	417	760	1,350	1,856	-27.3
University Endowment Lands	0	4	0	0	7	16	232	90	239	110	117.3
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	1,059	266	1,059	266	**
Vancouver - Kitsilano	6	3	10	10	0	0	122	6	138	19	**
Vancouver - False Creek	1	0	0	0	0	0	127	280	128	280	-54.3
Vancouver - Granville/Oak	7	3	6	2	4	9	8	2	25	16	56.3
Vancouver - Kerrisdale	35	31	0	0	0	0	3	5	38	36	5.6
Vancouver - Marpole	38	24	8	2	0	0	7	6	53	32	65.6
Vancouver - Eastside	254	388	16	36	6	55	193	968	469	1,447	-67.6
Vancouver - Mt. Pleasant	1	0	32	18	3	0	32	129	68	147	-53.7
Vancouver - Strath/Grand	7	5	10	0	6	13	32	7	55	25	120.0
Vancouver - Westside	217	177	2	0	0	0	41	53	260	230	13.0
Vancouver Total	566	631	84	68	19	77	1,624	1,722	2,293	2,498	-8.2
West Vancouver	49	56	0	6	0	0	156	0	205	62	**
White Rock	25	29	0	0	13	10	14	130	52	169	-69.2
Indian Reserves	0	0	0	0	0	0	0	103	0	103	-100.0
Vancouver CMA	1,916	2,189	270	192	1,083	1,104	4,634	5,676	7,903	9,161	-13.7

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	4	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	15	0	0
Burnaby - Central Park	38	0	0	0	0	245	0	0
Burnaby - Remainder	0	25	0	0	0	0	0	0
Burnaby Total	38	29	0	0	0	260	0	0
Coquitlam	23	30	0	0	0	156	17	12
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	30	0	2
Delta - North	0	0	0	0	0	0	4	2
Delta	0	0	0	0	0	30	4	4
Langley City	0	0	0	0	0	0	0	0
Langley District	33	15	0	0	0	0	19	8
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	21	0	0	0	0	0	0	0
New Westminster	0	0	0	0	109	0	0	0
North Vancouver City	0	0	0	0	0	0	0	6
North Vancouver DM	0	5	0	0	0	35	3	6
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	28	0	0	0	55	0	4
Port Moody	0	0	0	0	0	185	0	0
Richmond	0	6	0	0	0	0	8	14
Surrey - South	45	13	0	0	0	48	5	3
Surrey - Cloverdale	10	7	0	0	0	0	6	3
Surrey - North	82	55	0	0	0	0	12	9
Surrey - Guildford	0	0	0	0	51	0	1	0
Surrey - Whalley	0	0	0	0	0	0	4	4
Surrey Total	137	75	0	0	51	48	28	19
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	194	0	0	110
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	57	0	0	0
Vancouver - Granville/Oak	0	0	0	0	7	0	1	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	4
Vancouver - Marpole	0	0	0	0	0	0	2	1
Vancouver - Eastside	0	0	0	0	0	71	4	214
Vancouver - Mt. Pleasant	0	0	0	0	0	27	0	0
Vancouver - Strath/Grand	0	0	0	0	31	7	0	0
Vancouver - Westside	0	0	0	0	0	0	5	36
Vancouver Total	0	0	0	0	289	105	12	365
West Vancouver	0	0	0	0	0	0	0	0
White Rock	6	5	0	0	0	0	3	2
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	258	193	0	0	449	874	94	440

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	75	0	0
Burnaby - North	0	4	0	0	18	203	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	6	0	0	0	71	87	0	0
Burnaby - Central Park	60	0	0	0	0	245	0	0
Burnaby - Remainder	0	25	0	0	122	210	0	0
Burnaby Total	66	29	0	0	211	820	0	0
Coquitlam	46	112	0	0	250	481	58	86
Delta - Tsawwassen	0	0	0	0	0	0	2	1
Delta - Ladner	0	0	0	0	13	32	0	5
Delta - North	0	0	0	0	0	0	17	15
Delta	0	0	0	0	13	32	19	21
Langley City	14	0	0	0	0	0	0	0
Langley District	131	120	0	0	231	166	64	62
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	65	24	0	0	0	77	0	0
New Westminster	40	0	0	0	302	0	0	0
North Vancouver City	4	12	0	0	206	0	8	39
North Vancouver DM	0	29	0	0	0	59	16	15
Pitt Meadows	8	0	0	0	0	0	0	0
Port Coquitlam	40	46	0	0	94	85	70	11
Port Moody	0	23	0	0	0	185	0	0
Richmond	90	18	0	18	553	590	96	142
Surrey - South	166	138	0	0	218	48	11	36
Surrey - Cloverdale	104	135	0	0	0	0	16	16
Surrey - North	248	283	0	0	0	96	56	184
Surrey - Guildford	22	3	0	0	100	0	2	2
Surrey - Whalley	0	11	0	0	0	362	14	16
Surrey Total	540	570	0	0	318	506	99	254
University Endowment Lands	7	16	0	0	232	90	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	918	156	141	110
Vancouver - Kitsilano	0	0	0	0	100	6	22	0
Vancouver - False Creek	0	0	0	0	127	133	0	147
Vancouver - Granville/Oak	4	9	0	0	7	0	1	2
Vancouver - Kerrisdale	0	0	0	0	0	0	3	5
Vancouver - Marpole	0	0	0	0	0	0	7	6
Vancouver - Eastside	6	55	0	0	15	608	178	360
Vancouver - Mt. Pleasant	3	0	0	0	32	129	0	0
Vancouver - Strath/Grand	6	13	0	0	31	7	1	0
Vancouver - Westside	0	0	0	0	3	0	38	53
Vancouver Total	19	77	0	0	1,233	1,039	391	683
West Vancouver	0	0	0	0	15	0	141	0
White Rock	13	10	0	0	0	115	14	15
Indian Reserves	0	0	0	0	0	103	0	0
Vancouver CMA	1,083	1,086	0	18	3,658	4,348	976	1,328

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
June 2014

Submarket	Freehold		Condominium		Rental		Total*	
	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013
Anmore	0	4	0	0	0	1	0	5
Belcarra	0	1	0	0	0	0	0	1
Bowen Island	2	4	0	0	0	0	2	4
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	13	7	0	4	0	0	13	11
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	3	5	0	15	0	0	3	20
Burnaby - Central Park	2	0	38	245	0	0	40	245
Burnaby - Remainder	17	16	0	25	0	0	17	41
Burnaby Total	35	28	38	289	0	0	73	317
Coquitlam	59	40	7	190	21	18	87	248
Delta - Tsawwassen	1	11	0	0	0	0	1	11
Delta - Ladner	0	7	0	30	0	2	0	39
Delta - North	5	11	0	0	4	2	9	13
Delta	6	29	0	30	4	4	10	63
Langley City	7	0	0	0	0	0	7	0
Langley District	33	21	33	15	22	9	88	45
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	13	6	21	0	0	0	34	6
New Westminster	2	6	109	0	0	0	111	6
North Vancouver City	3	8	0	0	0	7	3	15
North Vancouver DM	9	8	0	40	3	6	12	54
Pitt Meadows	2	6	0	0	0	0	2	6
Port Coquitlam	0	5	0	83	0	4	0	92
Port Moody	0	2	0	185	0	0	0	187
Richmond	33	46	0	8	10	14	43	68
Surrey - South	21	23	47	61	5	3	73	87
Surrey - Cloverdale	11	9	10	7	6	7	27	23
Surrey - North	36	32	82	55	14	14	132	101
Surrey - Guildford	1	0	51	0	1	0	53	0
Surrey - Whalley	5	8	0	2	4	4	9	14
Surrey Total	74	72	190	125	30	28	294	225
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	194	0	0	110	194	110
Vancouver - Kitsilano	3	1	0	0	0	0	3	1
Vancouver - False Creek	0	0	57	0	0	0	57	0
Vancouver - Granville/Oak	3	2	7	0	1	0	11	2
Vancouver - Kerrisdale	6	9	0	0	0	6	6	15
Vancouver - Marpole	3	6	0	0	4	2	7	8
Vancouver - Eastside	8	53	0	71	11	244	19	368
Vancouver - Mt. Pleasant	0	2	0	27	0	0	0	29
Vancouver - Strath/Grand	0	2	31	7	0	1	31	10
Vancouver - Westside	26	35	0	0	13	47	39	82
Vancouver Total	49	110	289	105	29	410	367	625
West Vancouver	19	15	0	0	0	0	19	15
White Rock	5	7	6	5	3	2	14	14
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	352	418	693	1,075	122	503	1,167	1,996

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
June 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
June 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2013	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	7	70.0	3	30.0	10	1,156,500	1,624,384
Year-to-date 2013	1	14.3	0	0.0	0	0.0	3	42.9	3	42.9	7	--	--
Belcarra													
June 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Bowen Island													
June 2014	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
June 2013	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2014	0	0.0	1	16.7	5	83.3	0	0.0	0	0.0	6	--	--
Year-to-date 2013	1	16.7	3	50.0	2	33.3	0	0.0	0	0.0	6	--	--
Burnaby													
June 2014	0	0.0	0	0.0	7	26.9	15	57.7	4	15.4	26	1,173,500	1,244,782
June 2013	0	0.0	1	2.8	11	30.6	18	50.0	6	16.7	36	1,163,500	1,222,983
Year-to-date 2014	0	0.0	2	0.9	38	17.4	135	61.6	44	20.1	219	1,238,000	1,282,927
Year-to-date 2013	1	1.0	3	2.9	29	28.4	52	51.0	17	16.7	102	1,135,500	1,192,880
Coquitlam													
June 2014	1	2.6	4	10.5	26	68.4	7	18.4	0	0.0	38	922,450	920,803
June 2013	0	0.0	11	25.0	26	59.1	7	15.9	0	0.0	44	824,900	854,761
Year-to-date 2014	1	0.9	12	11.2	65	60.7	28	26.2	1	0.9	107	888,900	948,001
Year-to-date 2013	0	0.0	33	20.8	90	56.6	32	20.1	4	2.5	159	834,990	902,501
Delta													
June 2014	0	0.0	0	0.0	4	50.0	4	50.0	0	0.0	8	--	--
June 2013	0	0.0	0	0.0	9	45.0	9	45.0	2	10.0	20	1,028,037	1,103,367
Year-to-date 2014	1	2.3	4	9.1	20	45.5	16	36.4	3	6.8	44	935,833	1,041,849
Year-to-date 2013	0	0.0	4	6.5	26	41.9	29	46.8	3	4.8	62	1,000,000	1,042,275
Langley City													
June 2014	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Langley District													
June 2014	2	6.7	15	50.0	4	13.3	8	26.7	1	3.3	30	707,143	894,137
June 2013	12	52.2	3	13.0	5	21.7	2	8.7	1	4.3	23	599,000	752,489
Year-to-date 2014	15	11.8	54	42.5	31	24.4	17	13.4	10	7.9	127	709,523	875,693
Year-to-date 2013	52	33.8	36	23.4	24	15.6	16	10.4	26	16.9	154	699,450	953,296

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
June 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Maple Ridge													
June 2014	8	44.4	6	33.3	3	16.7	1	5.6	0	0.0	18	632,900	667,706
June 2013	8	80.0	2	20.0	0	0.0	0	0.0	0	0.0	10	537,900	549,139
Year-to-date 2014	54	54.0	33	33.0	8	8.0	5	5.0	0	0.0	100	589,450	633,308
Year-to-date 2013	60	78.9	13	17.1	3	3.9	0	0.0	0	0.0	76	572,400	568,991
New Westminster													
June 2014	0	0.0	2	28.6	3	42.9	1	14.3	1	14.3	7	--	--
June 2013	2	15.4	3	23.1	6	46.2	2	15.4	0	0.0	13	837,000	818,715
Year-to-date 2014	0	0.0	9	42.9	5	23.8	6	28.6	1	4.8	21	785,000	916,903
Year-to-date 2013	3	9.1	11	33.3	15	45.5	4	12.1	0	0.0	33	779,900	820,036
North Vancouver City													
June 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 2013	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2014	0	0.0	0	0.0	1	3.4	9	31.0	19	65.5	29	1,515,000	1,556,812
Year-to-date 2013	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	--	--
North Vancouver DM													
June 2014	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	--	--
June 2013	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
Year-to-date 2014	1	2.5	0	0.0	0	0.0	12	30.0	27	67.5	40	1,794,000	1,766,827
Year-to-date 2013	0	0.0	0	0.0	0	0.0	7	26.9	19	73.1	26	1,823,500	1,924,545
Pitt Meadows													
June 2014	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
June 2013	3	75.0	0	0.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2014	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2013	6	85.7	0	0.0	1	14.3	0	0.0	0	0.0	7	--	--
Port Coquitlam													
June 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2013	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	--	--
Year-to-date 2014	1	4.2	6	25.0	17	70.8	0	0.0	0	0.0	24	786,450	800,297
Year-to-date 2013	0	0.0	2	22.2	5	55.6	2	22.2	0	0.0	9	--	--
Port Moody													
June 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2013	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	4	--	--
Year-to-date 2014	0	0.0	0	0.0	2	40.0	2	40.0	1	20.0	5	--	--
Year-to-date 2013	0	0.0	0	0.0	4	66.7	2	33.3	0	0.0	6	--	--
Richmond													
June 2014	0	0.0	0	0.0	2	4.3	24	52.2	20	43.5	46	1,405,400	1,570,256
June 2013	0	0.0	0	0.0	1	3.4	11	37.9	17	58.6	29	1,599,000	1,671,159
Year-to-date 2014	1	0.5	0	0.0	17	7.8	82	37.8	117	53.9	217	1,548,800	1,619,406
Year-to-date 2013	0	0.0	0	0.0	9	8.4	44	41.1	54	50.5	107	1,500,000	1,652,230

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
June 2014	2	2.6	33	42.3	35	44.9	5	6.4	3	3.8	78	779,000	839,304
June 2013	4	5.6	25	34.7	31	43.1	10	13.9	2	2.8	72	799,450	876,594
Year-to-date 2014	32	7.4	176	40.7	170	39.4	36	8.3	18	4.2	432	769,000	840,165
Year-to-date 2013	65	14.8	154	35.0	164	37.3	30	6.8	27	6.1	440	751,168	864,842
University Endowment Lands													
June 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Vancouver City													
June 2014	0	0.0	0	0.0	0	0.0	20	37.7	33	62.3	53	1,721,000	2,095,218
June 2013	0	0.0	1	1.0	8	8.0	45	45.0	46	46.0	100	1,350,000	1,716,283
Year-to-date 2014	0	0.0	4	0.8	9	1.8	143	27.9	356	69.5	512	2,126,500	2,475,270
Year-to-date 2013	0	0.0	1	0.3	18	5.2	142	41.4	182	53.1	343	1,588,000	1,987,792
West Vancouver													
June 2014	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	3,100,000	3,137,842
June 2013	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	54	100.0	54	3,340,000	3,710,362
Year-to-date 2013	1	2.0	0	0.0	0	0.0	1	2.0	48	96.0	50	3,899,500	3,898,728
White Rock													
June 2014	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
June 2013	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	--	--
Year-to-date 2014	0	0.0	0	0.0	2	11.1	7	38.9	9	50.0	18	1,497,500	1,684,871
Year-to-date 2013	0	0.0	0	0.0	1	4.0	16	64.0	8	32.0	25	1,400,000	1,538,560
Indian Reserves													
June 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
June 2014	14	4.1	63	18.5	86	25.2	91	26.7	87	25.5	341	1,040,000	1,331,319
June 2013	29	7.5	50	12.9	104	26.7	115	29.6	91	23.4	389	1,058,000	1,266,714
Year-to-date 2014	108	5.5	307	15.5	391	19.8	506	25.6	663	33.6	1,975	1,190,000	1,520,819
Year-to-date 2013	190	11.7	260	16.0	391	24.1	384	23.7	397	24.5	1,622	975,250	1,310,402

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2014						
Submarket	June 2014	June 2013	% Change	YTD 2014	YTD 2013	% Change
Anmore	--	--	n/a	1,624,384	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby Total	1,244,782	1,222,983	1.8	1,282,927	1,192,880	7.5
Coquitlam	920,803	854,761	7.7	948,001	902,501	5.0
Delta	--	1,103,367	n/a	1,041,849	1,042,275	0.0
Langley City	--	--	n/a	--	--	n/a
Langley District	894,137	752,489	18.8	875,693	953,296	-8.1
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	667,706	549,139	21.6	633,308	568,991	11.3
New Westminster	--	818,715	n/a	916,903	820,036	11.8
North Vancouver City	--	--	n/a	1,555,812	--	n/a
North Vancouver DM	--	--	n/a	1,766,827	1,924,545	-8.2
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	800,297	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,570,256	1,671,159	-6.0	1,619,406	1,652,230	-2.0
Surrey Total	839,304	876,594	-4.3	840,165	864,842	-2.9
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,095,218	1,716,283	22.1	2,475,270	1,987,792	24.5
West Vancouver	3,137,842	--	n/a	3,710,362	3,898,728	-4.8
White Rock	--	--	n/a	1,684,871	1,538,560	9.5
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,331,319	1,266,714	5.1	1,520,819	1,310,402	16.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver
June 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	1,374	-14.5	2,002	5,258	4,608	43.4	748,651	-0.5	743,142
	February	1,822	-29.2	1,893	5,010	4,602	41.1	760,976	-5.6	734,622
	March	2,373	-18.7	2,060	5,024	4,550	45.3	759,340	-0.3	740,128
	April	2,666	-6.0	2,067	6,049	4,365	47.4	739,587	0.6	728,953
	May	2,937	1.4	2,247	5,841	4,241	53.0	772,569	5.4	749,885
	June	2,668	11.3	2,383	5,038	4,494	53.0	762,861	8.8	762,633
	July	2,986	39.9	2,631	5,021	4,656	56.5	757,338	13.5	777,916
	August	2,557	53.1	2,736	4,315	4,777	57.3	784,567	8.2	781,373
	September	2,524	64.3	2,816	5,143	4,662	60.4	786,522	8.8	793,586
	October	2,698	37.0	2,642	4,487	4,779	55.3	775,542	5.3	768,751
	November	2,390	37.9	2,708	3,347	5,288	51.2	774,932	13.6	802,735
	December	1,990	69.9	2,800	1,943	5,453	51.3	785,574	14.9	824,738
2014	January	1,804	31.3	2,693	5,498	4,832	55.7	812,536	8.5	806,506
	February	2,570	41.1	2,635	4,860	4,561	57.8	846,978	11.3	810,512
	March	2,697	13.7	2,290	5,445	4,511	50.8	801,543	5.6	785,525
	April	3,090	15.9	2,636	6,118	4,892	53.9	801,171	8.3	795,798
	May	3,331	13.4	2,745	6,111	4,739	57.9	814,418	5.4	795,336
	June	3,452	29.4	2,921	5,518	4,826	60.5	796,714	4.4	800,689
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2013	8,271	0.0		16,928			758,807	0.0	
	Q2 2014	9,873	19.4		17,747			804,082	6.0	
	YTD 2013	13,840	-9.1		32,220			758,175	1.3	
	YTD 2014	16,944	22.4		33,550			811,084	7.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
June 2014

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	97.5	118.5	1,269	6.5	65.4	881
	February	595	3.00	5.24	97.6	119.8	1,271	6.4	65.3	892
	March	590	3.00	5.14	97.4	120.0	1,272	6.9	65.6	892
	April	590	3.00	5.14	97.5	118.5	1,276	6.9	65.7	893
	May	590	3.00	5.14	97.3	119.3	1,274	6.9	65.5	895
	June	590	3.14	5.14	97.1	119.0	1,272	6.5	65.0	898
	July	590	3.14	5.14	97.3	119.3	1,269	6.6	64.8	902
	August	601	3.14	5.34	97.0	119.5	1,269	6.8	64.8	906
	September	601	3.14	5.34	97.0	119.6	1,268	6.8	64.7	911
	October	601	3.14	5.34	96.8	119.3	1,268	6.6	64.4	908
	November	601	3.14	5.34	96.6	119.0	1,270	6.5	64.4	905
	December	601	3.14	5.34	96.5	118.5	1,279	6.4	64.7	899
2014	January	595	3.14	5.24	96.4	118.7	1,290	6.3	65.1	898
	February	595	3.14	5.24	96.4	119.5	1,292	6.2	65.0	891
	March	581	3.14	4.99	96.3	120.3	1,294	5.9	64.8	887
	April	570	3.14	4.79	96.0	120.7	1,294	5.7	64.6	881
	May	570	3.14	4.79	95.8	121.2	1,300	5.5	64.6	879
	June	570	3.14	4.79		121.4	1,302	5.6	64.6	884
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) June 2014		
Abbotsford-Mission CMA[1]	May 2014	June 2014
Trend[2]	706	521
SAAR	1,015	194
	June 2013	June 2014
Actual		
June - Single-Detached	17	18
June - Multiples	118	1
June - Total	135	19
January to June - Single-Detached	84	96
January to June - Multiples	316	160
January to June - Total	400	256

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
June 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2014	16	0	0	0	0	0	2	1	19
June 2013	17	0	0	0	15	0	0	103	135
% Change	-5.9	n/a	n/a	n/a	-100.0	n/a	n/a	-99.0	-85.9
Year-to-date 2014	88	0	0	0	0	146	8	14	256
Year-to-date 2013	84	0	0	0	71	0	0	245	400
% Change	4.8	n/a	n/a	n/a	-100.0	n/a	n/a	-94.3	-36.0
UNDER CONSTRUCTION									
June 2014	129	0	0	0	26	338	10	123	626
June 2013	128	0	0	0	106	0	0	253	487
% Change	0.8	n/a	n/a	n/a	-75.5	n/a	n/a	-51.4	28.5
COMPLETIONS									
June 2014	21	0	0	0	35	0	5	1	62
June 2013	10	0	0	0	21	0	0	4	35
% Change	110.0	n/a	n/a	n/a	66.7	n/a	n/a	-75.0	77.1
Year-to-date 2014	95	0	0	0	41	0	11	144	291
Year-to-date 2013	88	0	0	0	48	0	3	41	180
% Change	8.0	n/a	n/a	n/a	-14.6	n/a	**	**	61.7
COMPLETED & NOT ABSORBED									
June 2014	51	0	0	0	75	0	n/a	n/a	126
June 2013	85	1	0	0	67	23	n/a	n/a	176
% Change	-40.0	-100.0	n/a	n/a	11.9	-100.0	n/a	n/a	-28.4
ABSORBED									
June 2014	20	0	0	0	25	0	n/a	n/a	45
June 2013	15	1	2	0	5	3	n/a	n/a	26
% Change	33.3	-100.0	-100.0	n/a	**	-100.0	n/a	n/a	73.1
Year-to-date 2014	111	1	0	0	52	10	n/a	n/a	174
Year-to-date 2013	119	3	6	0	24	6	n/a	n/a	158
% Change	-6.7	-66.7	-100.0	n/a	116.7	66.7	n/a	n/a	10.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
June 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
June 2014	9	0	0	0	0	0	1	1	11
June 2013	8	0	0	0	15	0	0	103	126
Mission DM									
June 2014	7	0	0	0	0	0	1	0	8
June 2013	9	0	0	0	0	0	0	0	9
Indian Reserves									
June 2014	0	0	0	0	0	0	0	0	0
June 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
June 2014	16	0	0	0	0	0	2	1	19
June 2013	17	0	0	0	15	0	0	103	135
UNDER CONSTRUCTION									
Abbotsford City									
June 2014	72	0	0	0	26	296	2	123	519
June 2013	89	0	0	0	106	0	0	253	448
Mission DM									
June 2014	57	0	0	0	0	42	8	0	107
June 2013	39	0	0	0	0	0	0	0	39
Indian Reserves									
June 2014	0	0	0	0	0	0	0	0	0
June 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
June 2014	129	0	0	0	26	338	10	123	626
June 2013	128	0	0	0	106	0	0	253	487
COMPLETIONS									
Abbotsford City									
June 2014	12	0	0	0	35	0	3	1	51
June 2013	9	0	0	0	21	0	0	4	34
Mission DM									
June 2014	9	0	0	0	0	0	2	0	11
June 2013	1	0	0	0	0	0	0	0	1
Indian Reserves									
June 2014	0	0	0	0	0	0	0	0	0
June 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
June 2014	21	0	0	0	35	0	5	1	62
June 2013	10	0	0	0	21	0	0	4	35

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
June 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
June 2014	31	0	0	0	75	0	n/a	n/a	106
June 2013	59	0	0	0	67	23	n/a	n/a	149
Mission DM									
June 2014	20	0	0	0	0	0	n/a	n/a	20
June 2013	26	1	0	0	0	0	n/a	n/a	27
Indian Reserves									
June 2014	0	0	0	0	0	0	n/a	n/a	0
June 2013	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
June 2014	51	0	0	0	75	0	n/a	n/a	126
June 2013	85	1	0	0	67	23	n/a	n/a	176
ABSORBED									
Abbotsford City									
June 2014	10	0	0	0	25	0	n/a	n/a	35
June 2013	13	0	2	0	5	3	n/a	n/a	23
Mission DM									
June 2014	10	0	0	0	0	0	n/a	n/a	10
June 2013	2	1	0	0	0	0	n/a	n/a	3
Indian Reserves									
June 2014	0	0	0	0	0	0	n/a	n/a	0
June 2013	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
June 2014	20	0	0	0	25	0	n/a	n/a	45
June 2013	15	1	2	0	5	3	n/a	n/a	26

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	186	0	0	0	91	192	15	265	749
% Change	-14.3	-100.0	n/a	n/a	3.4	**	114.3	**	101.9
2012	217	2	0	0	88	31	7	26	371
% Change	-19.0	0.0	n/a	-100.0	-34.8	-64.4	-30.0	-23.5	-30.9
2011	268	2	0	1	135	87	10	34	537
% Change	-31.1	0.0	n/a	-66.7	80.0	n/a	100.0	-19.0	4.1
2010	389	2	0	3	75	0	5	42	516
% Change	59.4	n/a	n/a	0.0	**	-100.0	**	10.5	41.4
2009	244	0	0	3	23	56	1	38	365
% Change	-34.6	-100.0	n/a	-88.9	-84.4	-91.9	n/a	-9.5	-71.6
2008	373	2	0	27	147	694	0	42	1,285
% Change	-39.0	n/a	n/a	-18.2	32.4	**	n/a	-64.1	18.1
2007	611	0	0	33	111	216	0	117	1,088
% Change	33.7	-100.0	n/a	-8.3	16.8	-60.7	n/a	77.3	-9.9
2006	457	4	0	36	95	549	0	66	1,207
% Change	-18.2	100.0	n/a	176.9	61.0	200.0	n/a	-66.3	19.3
2005	559	2	0	13	59	183	0	196	1,012
% Change	-20.4	0.0	n/a	-7.1	-13.2	**	n/a	-18.7	-6.6
2004	702	2	0	14	68	56	0	241	1,083

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
June 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	% Change
Abbotsford City	10	8	0	0	0	15	1	103	11	126	-91.3
Mission DM	8	9	0	0	0	0	0	0	8	9	-11.1
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	18	17	0	0	0	15	1	103	19	135	-85.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Abbotsford City	48	56	0	0	0	71	160	245	208	372	-44.1
Mission DM	48	28	0	0	0	0	0	0	48	28	71.4
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	96	84	0	0	0	71	160	245	256	400	-36.0

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013
Abbotsford City	0	15	0	0	0	0	1	103
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	15	0	0	0	0	1	103

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	0	71	0	0	146	0	14	245
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	0	71	0	0	146	0	14	245

Table 2.4: Starts by Submarket and by Intended Market
June 2014

Submarket	Freehold		Condominium		Rental		Total*	
	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013
Abbotsford City	9	8	0	15	2	103	11	126
Mission DM	7	9	0	0	1	0	8	9
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	16	17	0	15	3	103	19	135

Table 2.5: Starts by Submarket and by Intended Market
January - June 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	47	56	146	71	15	245	208	372
Mission DM	41	28	0	0	7	0	48	28
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	88	84	146	71	22	245	256	400

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
June 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	% Change
Abbotsford City	15	9	0	0	35	21	1	4	51	34	50.0
Mission DM	11	1	0	0	0	0	0	0	11	1	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	26	10	0	0	35	21	1	4	62	35	77.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Abbotsford City	65	60	0	0	41	48	144	41	250	149	67.8
Mission DM	41	31	0	0	0	0	0	0	41	31	32.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	106	91	0	0	41	48	144	41	291	180	61.7

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013
Abbotsford City	35	21	0	0	0	0	1	4
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	35	21	0	0	0	0	1	4

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	41	48	0	0	0	0	144	41
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	41	48	0	0	0	0	144	41

Table 3.4: Completions by Submarket and by Intended Market
June 2014

Submarket	Freehold		Condominium		Rental		Total*	
	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013
Abbotsford City	12	9	35	21	4	4	51	34
Mission DM	9	1	0	0	2	0	11	1
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	21	10	35	21	6	4	62	35

Table 3.5: Completions by Submarket and by Intended Market
January - June 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	57	60	41	48	152	41	250	149
Mission DM	38	28	0	0	3	3	41	31
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	95	88	41	48	155	44	291	180

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
June 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
June 2014	0	0.0	2	20.0	6	60.0	1	10.0	1	10.0	10	599,450	611,060
June 2013	2	15.4	6	46.2	3	23.1	1	7.7	1	7.7	13	548,900	574,608
Year-to-date 2014	1	1.5	11	16.4	35	52.2	6	9.0	14	20.9	67	615,900	639,880
Year-to-date 2013	7	8.2	23	27.1	36	42.4	12	14.1	7	8.2	85	601,900	608,113
Mission DM													
June 2014	5	50.0	5	50.0	0	0.0	0	0.0	0	0.0	10	449,000	458,950
June 2013	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	20	45.5	18	40.9	6	13.6	0	0.0	0	0.0	44	457,450	465,192
Year-to-date 2013	5	14.7	26	76.5	2	5.9	1	2.9	0	0.0	34	462,900	482,782
Indian Reserves													
June 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
June 2014	5	25.0	7	35.0	6	30.0	1	5.0	1	5.0	20	537,000	535,005
June 2013	2	13.3	8	53.3	3	20.0	1	6.7	1	6.7	15	540,900	559,380
Year-to-date 2014	21	18.9	29	26.1	41	36.9	6	5.4	14	12.6	111	565,900	570,634
Year-to-date 2013	12	10.1	49	41.2	38	31.9	13	10.9	7	5.9	119	549,900	572,304

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
June 2014

Submarket	June 2014	June 2013	% Change	YTD 2014	YTD 2013	% Change
Abbotsford City	611,060	574,608	6.3	639,880	608,113	5.2
Mission DM	458,950	--	n/a	465,192	482,782	-3.6
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	535,005	559,380	-4.4	570,634	572,304	-0.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
June 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	576	-23.1	895	2,378	2,174	41.2	434,876	-7.4	458,261
	February	867	-27.4	949	2,224	2,169	43.8	470,600	-6.7	472,525
	March	1,039	-21.3	1,002	2,439	2,117	47.3	483,157	1.8	479,609
	April	1,276	-6.4	988	2,665	2,117	46.7	495,670	-1.1	478,113
	May	1,292	-14.5	1,011	2,855	2,201	45.9	499,852	3.1	485,188
	June	1,258	-9.4	1,059	2,298	2,156	49.1	499,672	-0.8	480,580
	July	1,382	3.8	1,114	2,455	2,134	52.2	500,668	4.4	494,272
	August	1,209	20.1	1,190	2,104	2,237	53.2	482,006	-0.2	481,400
	September	1,078	36.3	1,201	2,154	2,125	56.5	491,766	-0.7	490,222
	October	1,183	20.2	1,188	1,993	2,024	58.7	488,209	2.5	494,046
	November	920	9.5	1,121	1,523	2,309	48.5	519,967	17.6	540,560
	December	815	35.4	1,177	876	2,201	53.5	485,956	6.0	497,623
2014	January	729	26.6	1,143	2,376	2,252	50.8	491,415	13.0	519,788
	February	1,044	20.4	1,134	2,351	2,275	49.8	524,435	11.4	519,394
	March	1,195	15.0	1,074	2,524	2,261	47.5	505,698	4.7	502,163
	April	1,396	9.4	1,196	2,877	2,242	53.3	504,550	1.8	492,513
	May	1,546	19.7	1,257	2,903	2,303	54.6	536,186	7.3	516,405
	June	1,598	27.0	1,265	2,677	2,363	53.5	516,798	3.4	500,647
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2013	3,826	-10.3		7,818			498,398	0.5	
	Q2 2014	4,540	18.7		8,457			519,634	4.3	
	YTD 2013	6,308	-16.2		14,859			486,267	-1.0	
	YTD 2014	7,508	19.0		15,708			515,344	6.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
June 2014

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	96.1	117.1	93	7.2	68.4	817
	February	595	3.00	5.24	96.1	118.3	93	7.1	68.1	816
	March	590	3.00	5.14	96.0	118.5	92	7.2	68.0	810
	April	590	3.00	5.14	96.0	117.2	92	7.8	68.1	798
	May	590	3.00	5.14	95.9	117.9	92	8.3	68.2	783
	June	590	3.14	5.14	95.7	117.6	93	8.3	69.3	780
	July	590	3.14	5.14	95.9	117.9	94	8.1	69.3	770
	August	601	3.14	5.34	95.6	118.0	95	7.9	69.8	773
	September	601	3.14	5.34	95.6	118.1	95	7.8	69.5	780
	October	601	3.14	5.34	95.4	117.7	95	7.9	69.7	798
	November	601	3.14	5.34	95.2	117.4	94	7.5	69.0	801
	December	601	3.14	5.34	95.1	117.0	94	7.9	69.1	801
2014	January	595	3.14	5.24	95.0	117.1	92	8.0	67.8	800
	February	595	3.14	5.24	95.0	118.0	92	8.5	67.5	808
	March	581	3.14	4.99	94.9	118.6	91	8.2	66.9	811
	April	570	3.14	4.79	94.6	119.0	93	7.8	67.7	805
	May	570	3.14	4.79	94.4	119.7	93	7.5	67.6	800
	June	570	3.14	4.79		119.8	92	7.6	66.9	805
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube and Flickr.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2014 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

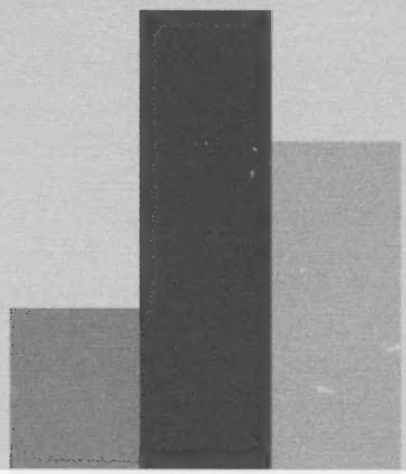
Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at chic@cmhc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it

Information in one central location.

Neighbourhood level data.

Quick and easy access.

cmhc.ca/hmiportal

64175_2014_M07